

GEORGIA TRUST FOR HISTORIC PRESERVATION

RAMBLER

FALL 2010 | VOL. 37 NO. 4

2011 PLACES IN PERIL

10 PLACES THAT NEED YOUR HELP

CALL FOR ENTRIES
2011 PRESERVATION AWARDS

SAVE THE DATE
2011 PRESERVATION GALA

PLACES IN PERIL PEOPLE IN ACTION



us to some very wonderful people.

In 2008, the National Trust for Historic Preservation awarded The Georgia Trust a \$140,000 *Partners in the Field* grant in order to enhance our program by hiring a field services manager who would work with *Places in Peril* partners to move these historic sites from their “endangered” status to the “saved” category. The plan was for our employee, Jordan Poole, to develop a close working relationship with the key local organization and individuals near the properties in order to develop and implement a strategy for their preservation. I am pleased to say that the program has been a great success. We have not made progress with all the sites – we even lost Bibb Mill in Columbus to a fire – but overall our track record is outstanding.

Because of the hardworking, creative collaboration between our partners and The Georgia Trust, we have created positive momentum on most of the places on our list. The friendships and partnerships we have formed have been even more valuable, because these relationships, if nurtured properly, will benefit preservation of projects yet to come. These people have also been an enormous inspiration to the trustees and staff of The Georgia Trust.

One such person is Mrs. Betty Collins. This summer, Jordan Poole and I drove to Talbotton, Georgia, to meet Mrs. Collins, her daughter and three priests from the Episcopal Church to talk about the future of the priceless Zion Church built in 1848 by an unknown master carpenter. For years the Collins family has personally cared for the building, doing restoration work, painting, and keeping up the grounds. Now in her eighties and widowed, Mrs. Collins tearfully told our group that she was physically unable to care for the building any longer. She poignantly presented the sole surviving six-inch brass front door key to Father Jeff Jackson of St. Nicholas Church in nearby Hamilton, Georgia.

I remember thinking preservation, like life, is not a sprint or even a long distance run; it is a relay race. We have to pass the good things along to the next runner. 🏃

Mark C. McDonald
President & CEO



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The Rambler is a quarterly publication of The Georgia Trust for Historic Preservation, one of the country’s largest statewide preservation organizations. The Trust works to protect and preserve Georgia’s historic resources and diverse cultural heritage.

The Rambler seeks to increase public awareness and understanding of preservation’s economic impact on community revitalization and quality of life by highlighting current challenges, recent success stories and how the Trust is active in Georgia’s preservation efforts statewide.

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Special thanks to Georgia Power for printing the Rambler.

Cover: Zion Episcopal Church, Talbotton
Photo by Halston Pitman, www.atlfocus.com

HAY HOUSE DINING ROOM RESTORATION UPDATE

The restoration of the Dining Room at Hay House has progressed beautifully over the course of the summer with a team of conservators from International Fine Arts Conservation Studio (IFACS). Using paint analysis to determine the colors originally used by the Johnstons in the 1870s, the conservators have restored the paint finishes in the ceiling and two friezes: one featuring urns, putti and garlands on a gold background just under the barrel vaulted ceiling, and the other a lincrusta (raised relief) frieze of fruit on a vine above the wainscoting. Make plans to visit this fall to view additional restoration of the furniture, stained glass, flooring and more.



Progress continues on the restoration of Hay House’s dining room.

LETTERS FROM HAY HOUSE

Recently Judge Walter Matthews, Judge Thomas J. Matthews, and Mr. Allen R. Matthews donated letters written by William Butler Johnston (1809-1887), original owner of Hay House, to The Georgia Trust.

On the right is an excerpt from a letter by William Butler Johnston to his younger brother Edmund Johnston. While W. B. Johnston was traveling abroad on a “Grand Tour” honeymoon from 1851-53, Edmund was in Macon managing their joint business ventures and keeping his brother abreast of news at home.

“Such a letter, written before design of the Johnston-Felton-Hay House had begun, is invaluable because it helps us understand some of the influences and ideas that William Butler Johnston and his wife Anne Tracy Johnston gathered on their extended honeymoon journey,” said Katey Brown, Director of Hay House. “For example, in this letter from Paris in 1853, written at the end of their trip, Mr. Johnston is impressed by the houses that rise seven stories high with a winding stairway and platforms at each story. A similar construction can be found in their eventual home on Georgia Avenue in Macon, where the seven-story Italianate house features a central, spiral staircase with three landings before terminating at the cupola.”

“We are indebted to Judge Walter Matthews, Judge Thomas J. Matthews, and Mr. Allen R. Matthews -- brothers who are the great-grand nephews of William Butler Johnston -- for wanting to share these original sources with The Georgia Trust,” said Tom Wight, Treasurer of The Georgia Trust Board and an Advisor to Hay House. “Each one of the letters gives us insights into what the Johnstons were seeing on their trip, their business interests at home, and updates on family concerns. The generosity of the Matthews family in entrusting these letters to us has come at a perfect time as we are celebrating the sesquicentennial (150th) anniversary of

N. B. Spellings and spacings are those of the author

Paris – 8th December 1853

[...] The houses in Paris are generally from 4 to 7 stories high. They are constructed so that you enter from the street through a large gate (which is a coach way) into a court or back yard and from that you enter the house and in the rear is a winding stair way which leads to the top with a platform at each story, from which to enter the different apartments (the stair way being a publick thoroughfare for the different families that occupy the house and their visitors). Each story is [illegible] up in separate apartments with its bed rooms, parlor, dining room and kitchen for each, and every story has a separate family and in some instances two or three families in each story. Most of the houses are furnished and you rent an apartment by the month paying a month in advance. The whole apartment is furnished complete the Parlor, bed rooms dining room Kitchens are all ready for keeping house with the exception of the linens and knives and forks and spoons and those you can rent from a person who makes it their business to keep such articles to rent.

Anne joins in much love to Flora, Sarah, yourself and the children –
and I am yours
W. B. Johnston

the year the Johnstons’ house was completed (1860). We’re like children at Christmas, excited to read these letters and learn more about Mr. Johnston’s taste, interests, and business acumen.” 🏠



Villa Albacini, Macon. For the first time in many years, Macon's most romantic house will be opened for view for The Georgia Trust's Annual Meeting & Ramble to be held in Macon in April 1-3, 2011. Neel Reid designed this house at the end of his career, and Phillip Trammell Schutze oversaw its completion. The design is based on the Baroque Chapel of the Villa Arvedi outside of Verona, Italy. Photo courtesy www.WalterElliott.com

JOIN US FOR THE 2011 ANNUAL MEETING & SPRING RAMBLE IN MACON, GEORGIA APRIL 1-3, 2011

This spring we're rambling to Macon, when the blooms will be out, Hay House's fabulous dining room restoration will be complete, and you'll have plenty to see and do! The 2011 Annual Meeting and Spring Ramble will be held on April 1 - 3 in this riverside city packed with historic homes, a vibrant downtown, and unique sites.

Ramblers will have the opportunity to discover gorgeous downtown landmark homes, exciting loft projects, revitalizing intown neighborhoods, and the picturesque outlying neighborhoods of Stanislaus, Vinville, and Shirley Hills. We will dine at the Armory Ballroom and enjoy a rare opportunity to tour Villa Albacini. We will brunch at the Woodruff House, explore Rose Hill, Macon's historic cemetery, and enjoy events at historic theaters. And of course Ramblers will get a special behind-the-scenes tour of Hay House, Macon's "Palace of the South," featuring the magnificently restored dining room.

Thanks to the hard work of our dedicated planning committee, including our partners at Historic Macon Foundation, you'll want to *Scramble Your Ramble* to customize your weekend to fit your interests. For more information, please contact our Special Events Manager at 404-885-7812 or SpecialEvents@GeorgiaTrust.org.



SAVE-THE-DATE FOR THE 2011 PRESERVATION GALA A NEOCLASSICAL CAPER AT ATLANTA'S SPOTSWOOD HALL FRIDAY, MARCH 18, 2011

Get out your calendars and turn to the evening of **Friday, March 18th**, when we will present the 2011 Preservation Gala: *A Neoclassical Caper* at Spotswood Hall. This is a party you won't want to miss!

This spectacular 1913 Neoclassical residence sits on several secluded acres atop a wooded hill in Buckhead. Built in 1913 by noted Atlanta architect A. Ten Eyck Brown, the home also features 1933 interior renovations by Phillip Trammell Shutze. The interior boasts a small rotunda with Asian-themed murals by Athos Menaboni and a grand curved staircase.

Co-Chairs Georgia Schley Richie and Florence Holmes are planning an evening full of lively music, fantastic food, and dancing under the stars. The event will honor three outstanding preservationists from Columbus, Georgia: Clason Kyle; Dexter Jordan, and Janice Biggers. Each has been a strong supporter of the Trust and preservation statewide for many years, and together, they spearheaded the preservation movement in Columbus.

With its sweeping setting and architectural grandeur, Spotswood Hall promises to be the ideal spot for a memorable evening. Please join us!

Want to Have Fun and Support Preservation? View a full calendar of exciting upcoming Georgia Trust events at www.GeorgiaTrust.org or contact our Special Events Manager at 404-885-7812 or SpecialEvents@GeorgiaTrust.org.

CALL FOR ENTRIES

2011 PRESERVATION AWARDS

Each year, The Georgia Trust recognizes significant contributions to the preservation of Georgia's historic resources. The awards are open to projects completed within the last three years.

The Georgia Trust is now accepting nominations for the following:

- RESTORATION
- REHABILITATION
- STEWARDSHIP
- PRESERVATION SERVICE

For more information on each category and to download an application, visit www.georgiitrust.org/preservation/opportunities.php.

DEADLINE: Monday, December 6, 2010 (postmark date)

2011 SCHOLARSHIPS & NEEL REID PRIZE

The Georgia Trust is now accepting entries for the J. Neel Reid Prize and B. Phinizy Spalding, Hubert B. Owens & Colonial Dames of America (Georgia chapter) Scholarships.

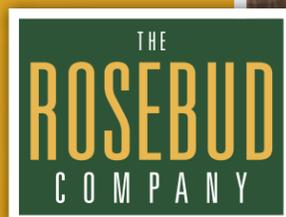
For more information and to download an application, visit www.georgiitrust.org/preservation/opportunities.php.

DEADLINE: Friday, February 11, 2011 (postmark date)

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And your floors, too!

GEORGIA TRUST, HISTORIC PRESERVATION DIVISION AWARD ELIZABETH LYON FELLOWSHIP TO STEVEN EUBANKS

The Georgia Trust and the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources recently awarded Steven Eubanks the Elizabeth Lyon Fellowship.



A graduate student in the Public History program at the University of West Georgia, Eubanks will prepare a statewide historic context on mid-20th century mills in Georgia. The project will document the history of mid-20th century industrial mill buildings, its workers and associated communities and the changes in labor, technology and economics that influenced the transformation of Georgia's industrial heritage from the 1950's to the present. Historic mills across Georgia will be used as primary sources.

Originally from New Ellenton, South Carolina, Steven Eubanks received a B.A. in history from the University of South Carolina. He is interested in interpreting historic buildings and finding innovative ways to rehabilitate these resources for the benefit of the local economy. Recently, Steven helped complete a historic resource survey of the City of Villa Rica and downtown Bremen.

About the Elizabeth Lyon Fellowship

The Elizabeth Lyon Fund was established in 1994 in honor of Elizabeth Lyon, who served as director of the Historic Preservation Division of DNR from 1976 to 1994 and served as Georgia State Historic Preservation Officer. The goal of the fund is to provide financial assistance for projects that acquaint undergraduate and graduate students and young professionals with preservation programs and practices.

To support the ongoing goals of the Elizabeth Lyon Fellowship, donations can be sent to The Georgia Trust at: The Georgia Trust for Historic Preservation, Elizabeth Lyon Fund, Attn: Kate Ryan, 1516 Peachtree St., NW, Atlanta, GA 30309. Checks can be made out to The Georgia Trust with "Elizabeth Lyon Fellowship" in the memo line.

MEET THE GEORGIA TRUST'S NEW MEMBERSHIP MANAGER NAWANA WILKERSON

The Georgia Trust welcomes **Nawana Wilkerson**, the new Membership Manager, to our staff. Nawana has worked with Raisers Edge (our membership database) for over 10 years, most recently as Development Associate



at Families First. A native of Long Branch, New Jersey, Nawana received her B.A. in Communications from St. Peter's College. Her expertise and warm personality are great assets to the Trust. Nawana can be reached at 404.885.7805 or nwilkerson@georgiatrust.org.

Blue Historical Georgia plate Georgia Trust's Receiving Oglethorpe and Roberts in London. Images by Stephanie C. Roberts.

Inspire the everyday with Georgia Historical Plates

Georgia Historical Plates by Wedgwood are available in both Blue and Pink Collections and are available for purchase throughout Georgia.

Visit www.gaplates.com for a Retailer near you.

TEACHERS TAKE HISTORY INTO THEIR OWN HANDS WITH TALKING WALLS

Over the summer, The Georgia Trust sponsored *Talking Walls* workshops in Bibb, Cobb, DeKalb and Thomas counties. *Talking Walls*, a heritage education program of The Georgia Trust, familiarizes educators with their local historic resources and encourages them to incorporate these resources into lessons during the school year. Participants of a weeklong *Talking Walls* workshop enjoy fieldtrips to museums, historic sites and libraries, and presentations by local historians and educators. At the end of the weeklong workshop, participants present a final project showing how historic resources can be used in their lesson plans.



For their final project, *Talking Walls* participants from Thomasville used historic photographs, maps and directories to create models of downtown Thomasville as it appeared in 1895 and 1950.



SANTA IS COMING TO RHODES HALL DECEMBER 5-11, 2010

Skip the long lines at the mall this year and come to Rhodes Hall for a fun, easy and enjoyable Santa experience. From Sunday, December 5 until Saturday, December 11, 2010, "the Castle on Peachtree Street" will be transformed into a winter wonderland featuring holiday entertainment, music, refreshments, art activities, and best of all, personal appointments with *Santa at Rhodes Hall*. All this holiday fun is only \$35 per family and includes a color 5x7 photo with Santa. You may also bring your own camera or video recorder for an additional \$10. Don't miss out on this opportunity to introduce the children in your life (or yourself) to the magic of *Santa at Rhodes Hall!*

Registration opens October 1, 2010. Spaces are limited, and reservations are required. For more information, visit www.GeorgiaTrust.org or contact 404-885-7812, SpecialEvents@GeorgiaTrust.org.

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2011 PLACES IN PERIL

10 PLACES THAT NEED YOUR HELP!

Once it's gone,
it's gone forever.

Zion Episcopal Church, Talbotton
Photo by Halston Pitman, www.atlfocus.com

ZION CHURCH TALBOTTON, TALBOT COUNTY

THE STORY

Built in 1848 by Talbotton master carpenter James D. Cottigham and master brick mason Miranda Fort, Zion Episcopal Church was constructed with a Tudor-Gothic style. The structure is filled with fine details stretching from the crenellated parapets on the roof to the triple-arched entrance. The interior's construction is as detailed as the exterior. The church has a gallery which was used as seating for slaves. This slave gallery was used regularly for religious instruction of slaves, which was encouraged by the bishop of the diocese and Zion Parishioners. Family box pews, laid out in a double row in the center with a single row of seven pews on each side, are as originally installed.

THE THREAT

The major threats to the site are neglect, lack of maintenance and lack of funding for maintenance. The structure has significant wood rot on the exterior along with the need for typical weathering repairs. Additionally there is a diseased mature oak tree directly adjacent to the church, which would crush the building if it fell.

Historic churches. Courthouses. Old school buildings. Places we pass by so often we no longer notice the swooping ornate marble, the 100-year-old brickwork, the grand courthouse clock. But these places and more face threats every day—perhaps more so because we've grown so used to seeing them.

That's why The Georgia Trust is bringing attention to ten *Places in Peril* across the state and providing ways you can help in your community. Each site represents many similar sites throughout our state that are just as endangered and in need of community help as the ten we have identified. So take a look at this year's list, learn more about the program, and find out how you can help protect these properties and others in your community.

In 2009 and 2010, each *Place in Peril* received direct assistance as part of The Georgia Trust's *Partners in the Field* program, a partnership with the National Trust for Historic Preservation. Our field services representative, Jordan Poole, visited each designee and worked with the local property owners and community leaders to help form a preservation strategy. He will do the same in 2011.

The Georgia Trust's *Places in Peril* program seeks to identify significant historic, archaeological and cultural properties that are threatened by demolition, deterioration or insensitive public policy or development, and have a demonstrable level of community interest, commitment and support. The ten *Places in Peril* are selected for listing based on several criteria. Sites must be listed or eligible for listing in the National Register of Historic Places or the Georgia Register of Historic Places. Sites must be subject to a serious threat to their existence or historical, architectural and/or archeological integrity. There must be a demonstrable level of community commitment and support for the preservation of listed sites.

REX TOWNSHIP REX, CLAYTON COUNTY

THE STORY

Historic Rex Village has recently experienced national attention because of its lineage to First Lady Michelle Obama. Rex Village is a 90-acre community featuring properties that were constructed in the 19th century. The village is home to such unique structures as Rex Mill, Rex Bridge, and several period homes and mercantile buildings that were constructed in the late 19th century.

THE THREAT

The new bypass has caused virtually all pedestrian and vehicular traffic to be diverted from the main storefronts. The resulting lowered property values have created the potential for Rex Village to be purchased by developers who may seek to inappropriately redevelop or even demolish the site. Rex is unincorporated, has no design codes for new construction and uses septic tank water systems.

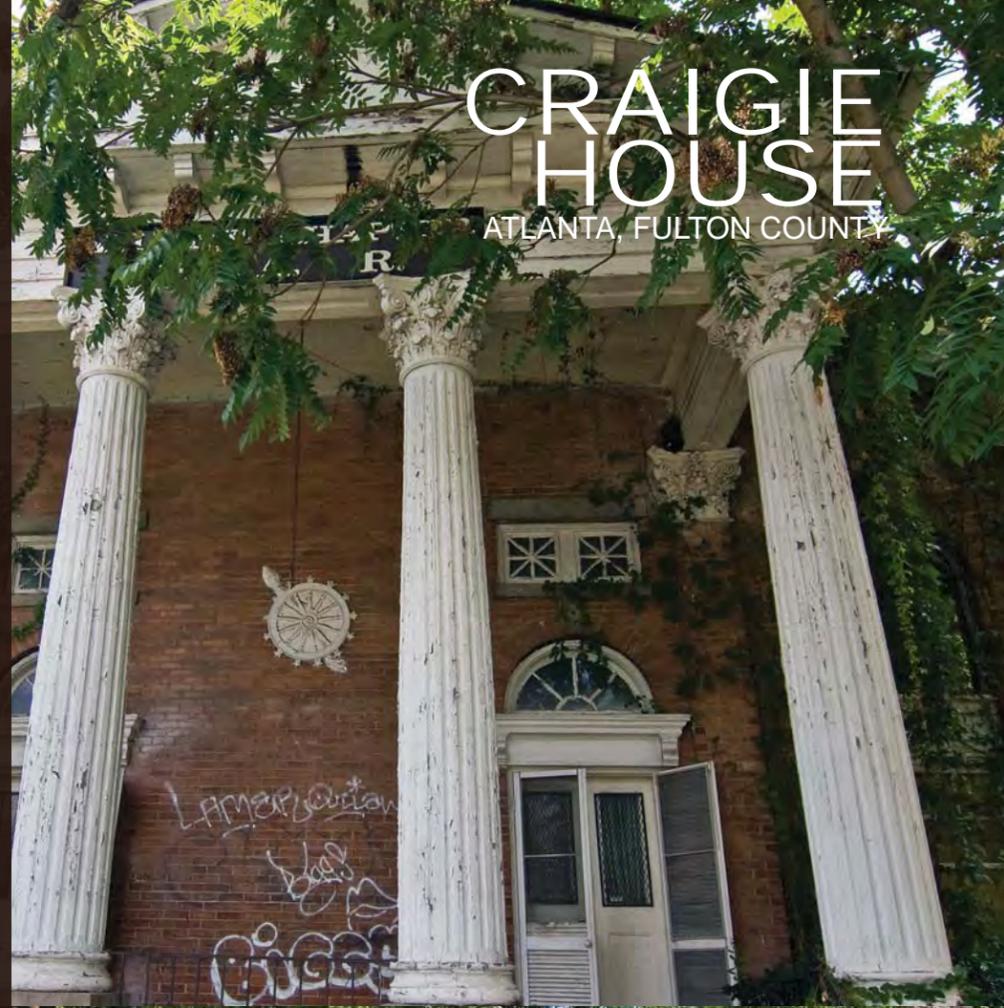
Photos by Halston Pitman, www.atlfocus.com

THE STORY

Also known as the DAR Building, the 1911 Craigie House is the former location of the first chapter house of the Daughters of the American Revolution established in Georgia, which was only the second chapter of the DAR established in the country. Reportedly parts of the original Craigie House were moved to this site from the Cotton States Exposition in Piedmont Park, where it was the Massachusetts Commonwealth Building. A Georgia Historical Marker, which was erected in 1953, is located on the site.

THE THREAT

Inman Park Properties purchased the property in 2001, but as a result of the downturn in the real estate market, the building was foreclosed upon. Neglect and apparent squatters, compounded by a price tag of approximately \$500,000 make the parcel more appealing as a buildable lot to many potential buyers.



CRAIGIE HOUSE

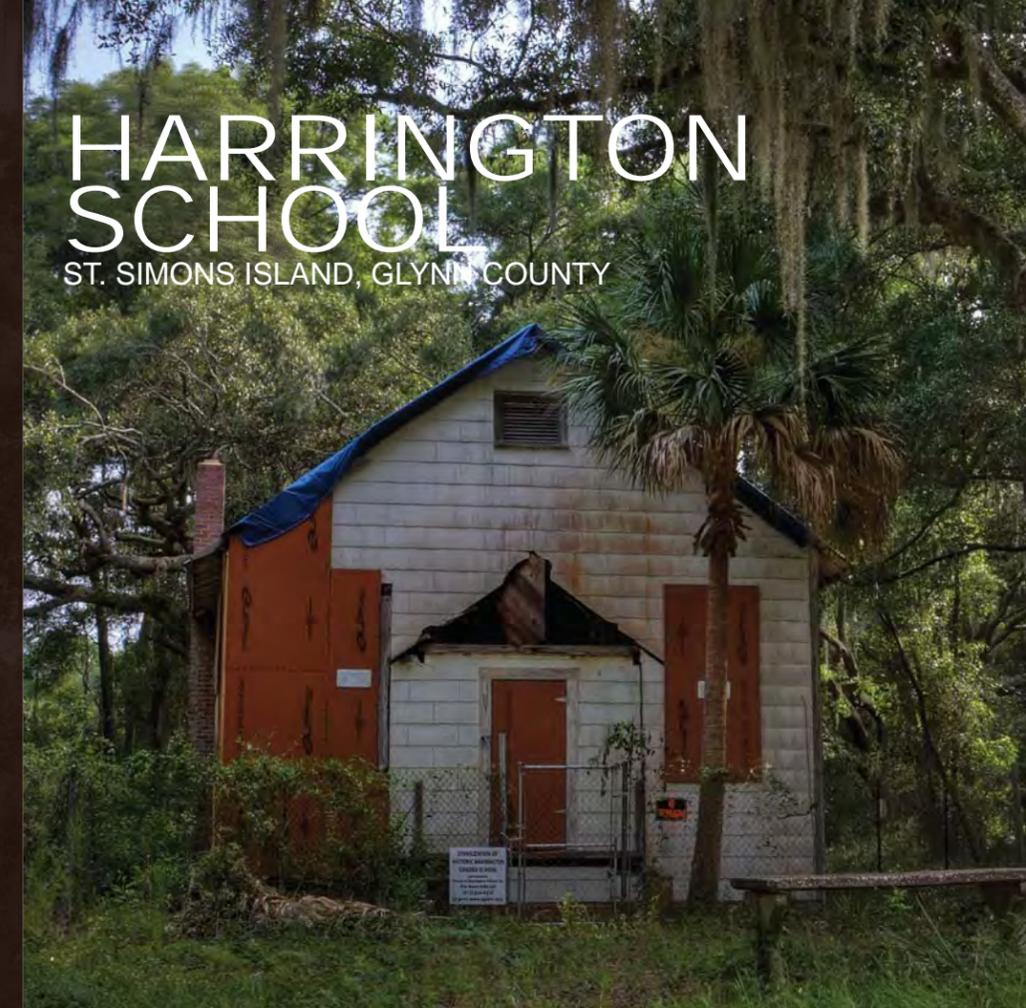
ATLANTA, FULTON COUNTY

THE STORY

The last African-American School on St. Simons Island, the Harrington School represents the most viable and valuable venue to interpret the Gullah-Geechee heritage of St. Simons Island. The building formerly served as the Harrington Grade School from the 1920s until its desegregation in the 1960s, when it was converted to a day care facility in the 1970s.

THE THREAT

The school building was not maintained and incurred significant deterioration through the years, despite being saved when it was purchased by Glynn County and the St. Simons Land Trust as part of a 12-acre park. Last fall, after a grant request was denied, the building was declared “beyond repair” and a petition was placed before Glynn County to demolish the building prior to dismantling the structure and replacing it with a ghost structure. Supporters of the school rallied. The demolition petition was tabled, and supporters obtained a second opinion by preservationists that the building’s foundations were solid and restoration was possible.



HARRINGTON SCHOOL

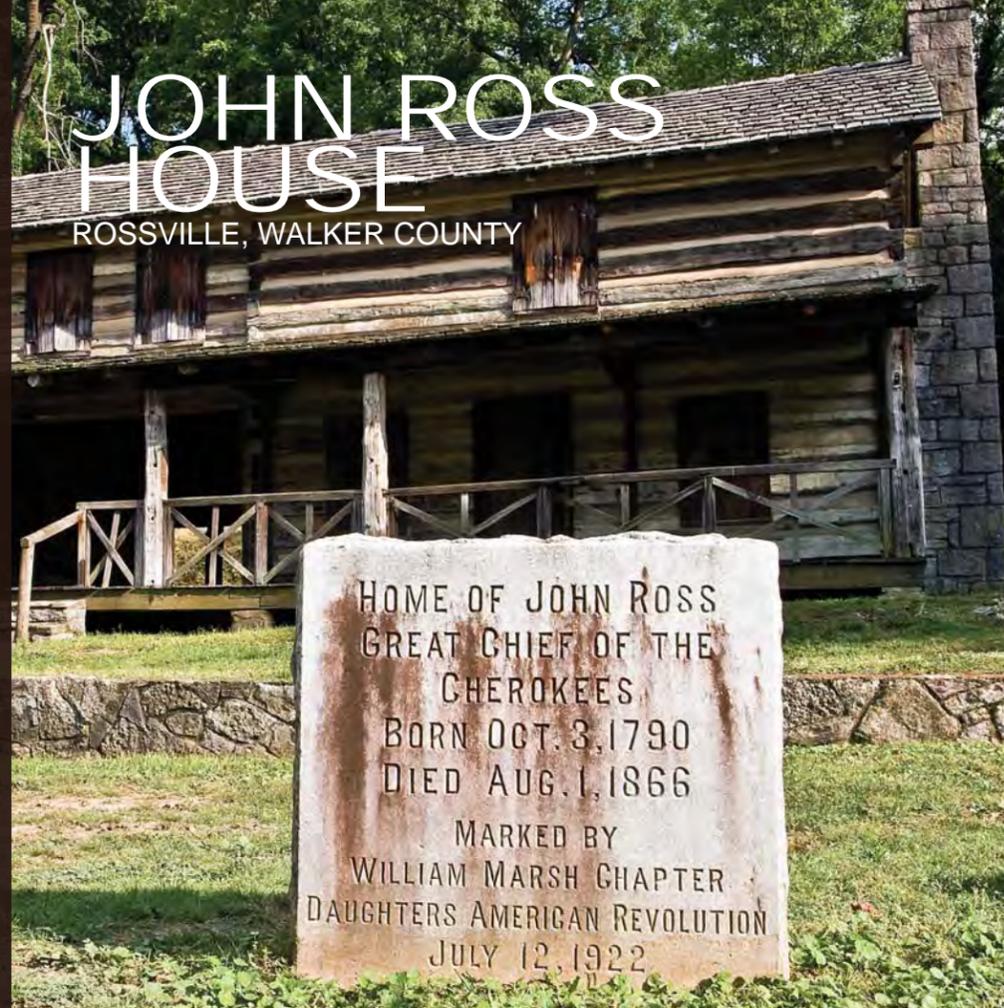
ST. SIMONS ISLAND, GLYNN COUNTY

THE STORY

The John Ross House is the oldest surviving structure in the metropolitan Chattanooga area. The 18th century log cabin offers researchers a plethora of physical data on 18th century American frontier construction. Built in 1797 by trader John McDonald, the building was a major stop for traders and settlers.

THE THREAT

Settling of the building has been compromising the construction of the late 18th century building. The Chief John Ross House Association maintains the structure and recently re-roofed the building with appropriate wood shingles. The association has an elderly membership, and due to its location, no local preservation support. Unscheduled repairs are compromising the financial stability of this well established organization.



JOHN ROSS HOUSE

ROSSVILLE, WALKER COUNTY

HOME OF JOHN ROSS
GREAT CHIEF OF THE
CHEROKEES
BORN OCT. 3, 1790
DIED AUG. 1, 1866
MARKED BY
WILLIAM MARSH CHAPTER
DAUGHTERS AMERICAN REVOLUTION
JULY 12, 1922

THE STORY

Designated as a local landmark in 2005, this building is closely associated with the growth and development of Atlanta as a major medical center for Georgia and the Southeast. The Medical Arts Building was the first high-rise office building constructed specifically for medical professionals. It was financed and developed during the 1920s.

THE THREAT

The site was affected severely by GDOT’s “Freeing the Freeways” program in the mid-1980s that widened the downtown Atlanta Connector. With the Peachtree Street bridge closed for a year and the permanent loss of the Alexander Street bridge, many medical practices in the building had difficulty remaining open.

Numerous real estate deals have fallen through. Although there are multiple liens against the building, the current owners have it listed for \$11 million.



MEDICAL ARTS BUILDING

ATLANTA, FULTON COUNTY

THE STORY

The circa 1924 Fairview School building is one of the few remaining educational structures which provided education to African Americans children in Georgia. Much of the history of these residents has been lost or is difficult to recover. This building is living evidence of a time when African Americans wanted, sought, and yearned for a quality educational experience. It provides a glimpse of segregated education and the impact it had on the children of the period.

THE THREAT

After the school closed in the 1950s, it was used as rental property and storage unit. Since that time, upkeep and repairs have not been completed. Immediate steps are needed to address structural defects. Access to the building is hampered by deep brush and kudzu. The floors and roof are unstable and the building is uninsured.



FAIRVIEW COLORED SCHOOL

CAVE SPRING, FLOYD COUNTY

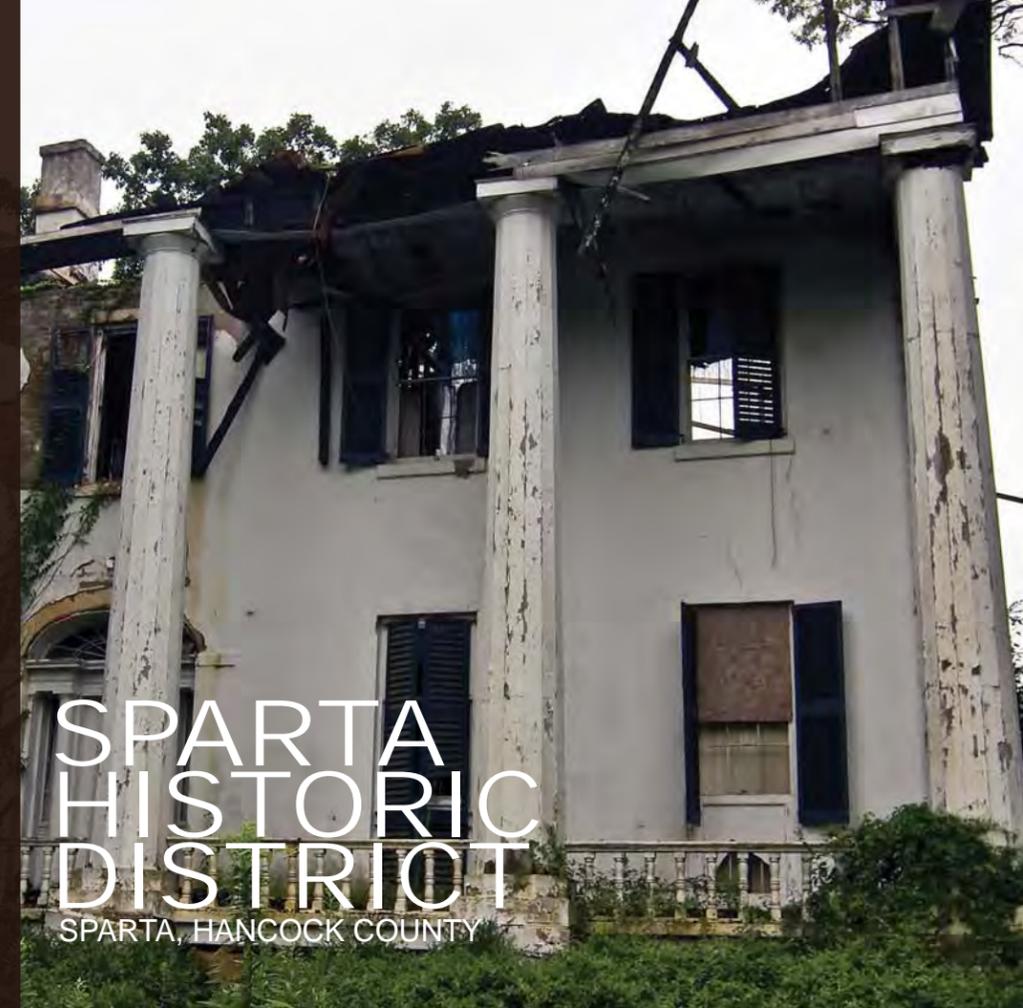
THE STORY

This primarily antebellum community contains a large number of architecturally significant buildings. Before the Civil War, Hancock County was a leading cotton producer, and the wealth created by the plantation system is evident in Sparta, its county seat. By 1803 Sparta was one of only five towns in the state to have a newspaper, and the town had begun a substantial library.

THE THREAT

Today, vacancy and neglect of many historic resources are hindering the economic revitalization of the small town. The historic Baker House was lost to demolition; many others are threatened by a new demolition ordinance. The Georgia Trust has been involved in Sparta for many years; most notably, its *Revolving Fund* program helped to save the Terrell-Stone and the Rossiter-Little Houses. The Sparta-Hancock Historical Society is also active, and the City of Sparta has created a historic district commission. However the City has not yet designated a historic district for the commission to administer.

Photo by Halston Pitman, www.atlfocus.com



SPARTA HISTORIC DISTRICT

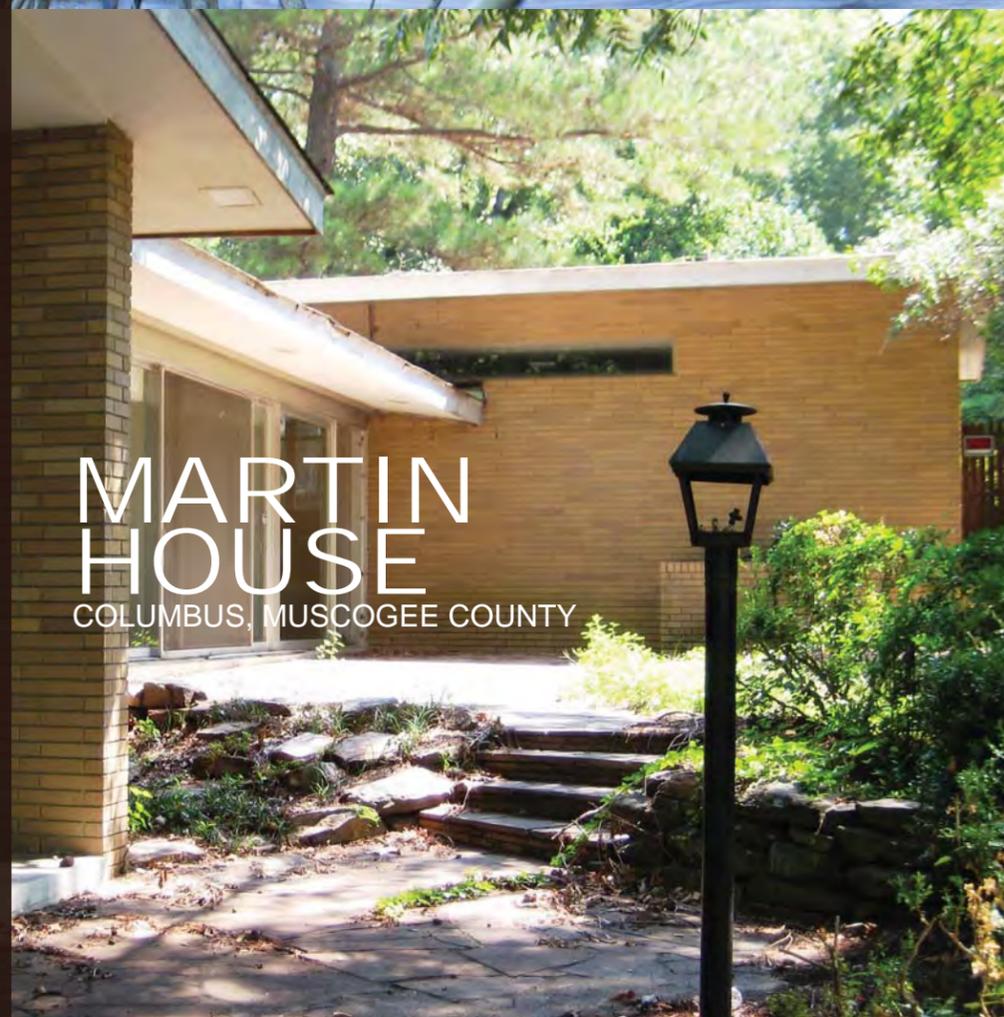
SPARTA, HANCOCK COUNTY

THE STORY

The Martin House anchors the northeast corner of Midtown Columbus' Peacock Woods-Dimon Circle National Register Historic District. It is a singular example of a International style house designed by the nationally renowned architectural firm of Finch, Barnes, and Pashcal. The surrounding gardens were designed by noted and prolific landscape architect Thomas D. Church.

THE THREAT

The structure is owned by a property management company that is cited by preservation groups in Columbus as not performing adequate maintenance.



MARTIN HOUSE

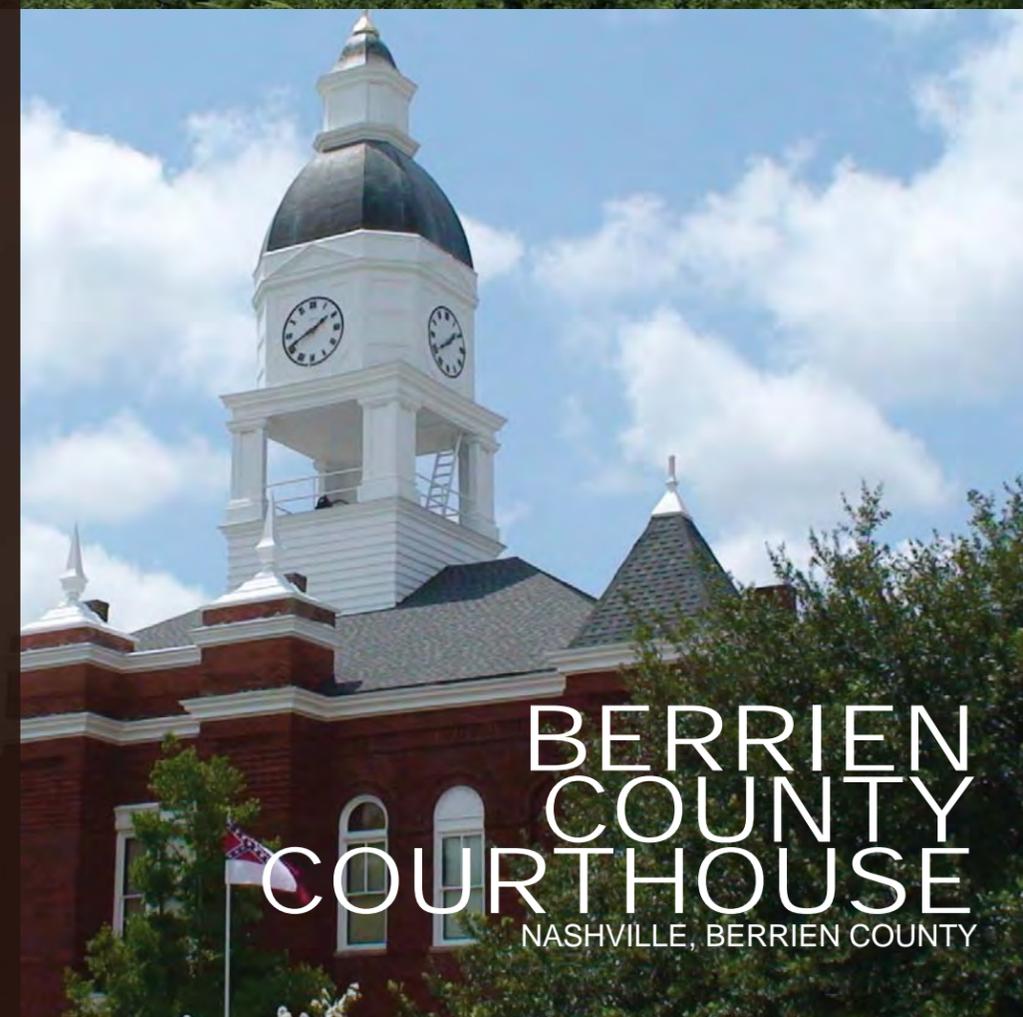
COLUMBUS, MUSCOGEE COUNTY

THE STORY

A local landmark protected by a local preservation ordinance, the courthouse was built in 1898 and designed by W. Chamberlin and Company in Knoxville, Tennessee. The building incorporated steel and reinforced concrete; its fireproof structure has survived several fires with no significance damage. Marked by a prominent bell tower still ringing on the hour, the building is currently the home of offices for the Chamber of Commerce, The Downtown Development Authority/Better Hometown Office, and the Berrien County Historical Foundation.

THE THREAT

The Berrien County Courthouse is no longer used as a courthouse facility and receives inadequate funding from the County Commissioners for needed maintenance. The building suffers from a leaking roof, termite damage and failing plaster. The accrual of this neglect is causing significant damages to the structure.



BERRIEN COUNTY COURTHOUSE

NASHVILLE, BERRIEN COUNTY

PAST PLACES IN PERIL

HOW ARE THEY FARING?

For updates on all past *Places in Peril* sites, visit www.GeorgiaTrust.org

2006

Andalusia, Milledgeville

RECAP: Home of literary icon Flannery O'Connor, the estate's buildings need restoration, threatened by encroaching commercial sprawl.

CURRENT STATUS: Much restoration work has been done to the estate's outbuildings; work on the main house is underway with a fresh coat of paint in January. The property is also under review for the prestigious National Landmark designation.

Cowen Farmstead, Acworth

RECAP: House in poor condition; city threatened to condemn until the Trust assumed ownership.

CURRENT STATUS: In March 2009 Cowen Management, LLC purchased the Cowen House from The Georgia Trust's Revolving Fund with the purpose of using the property to accommodate its business, Integrated Sciences and Technology, Inc. (IST). In March 2010 rehabilitation work was completed, and IST held its grand opening.

Old Hawkinsville High School, Hawkinsville

RECAP: Largely vacant with maintenance issues due to restricted budget.

CURRENT STATUS: Phased rehabilitations have transformed



Image by Jonathan Hillier

Wren's Nest, Atlanta

the oldest wings into office space for the board of education and an auditorium. Rehabilitation is expected to be completed by the end of 2010.

Ponce de Leon Apartments, Atlanta

RECAP: An early luxury high-rise in midtown Atlanta needs major interior and exterior rehabilitation and maintenance.

CURRENT STATUS: The Ponce Condominium Association has successfully completed a significant exterior stabilization project over the last three years funded through assessments to the resident owners. In addition, the community has purchased one of the rooftop units to be used in conjunction with rooftop events. The condominium association has developed a long term maintenance plan, which will help preserve and stabilize the building facade and balconies.

2007

Raised Tybee Island Cottages, Tybee Island

RECAP: Unique island cottages at risk from zealous developers.

CURRENT STATUS: The city of Tybee Island enacted a historic design review committee to evaluate development throughout Tybee's historic districts.

Eleanor Roosevelt School, Warm Springs

RECAP: Unrecognized African American school threatened by neglect.

CURRENT STATUS: The site was listed in the National Register of Historic Places in May 2010.

Wren's Nest, Atlanta

RECAP: Home of Joel Chandler Harris threatened by lack of funds.

CURRENT STATUS: Extensive restoration work has been completed. Capital improvements have been made to the house's interior and roof. Programming has increased.



ATL Focus Photography

ATL Focus offers an array of photography services, locally as well as nationally. These photography services include but are not limited to weddings, commercial, automotive, portraits and senior photos.

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www.atlfocus.com
info@atlfocus.com

10 WAYS TO WAYS TO HELP SAVE GEORGIA'S PLACES IN PERIL

- 1 **ATTEND** the Trust's 'Spotlight' events to show your support and learn more about the Places in Peril program.
- 2 **SUPPORT** revitalization efforts by becoming a member of The Georgia Trust or your local preservation group.
- 3 **EMAIL** letters to your city officials describing the problem and offering solutions, and copy local news media.

- 4 **ORGANIZE** a Save The Building Day. For properties with heavily deferred maintenance, enlist the help of civic organizations looking for community projects, or organize a volunteer's clean-up day through your local preservation group.
- 5 **ADOPT** a site. Start a written petition to protect the property. Post a web page for online 'signatures' with full name and zip code. Forward the signed petition to local officials.

- 6 **CREATE** a support group of local business people and residents. Organize public meetings. Distribute information about the building you're trying to protect.
- 7 **WORK** with or form a local historic preservation organization. Keep media and citizens informed of ongoing changes in the property's status and/or efforts to preserve it. The news media won't cover every new development, but steady contact will ensure they won't let it fall off their radar, either.

- 8 **SHARE** this *Rambler* electronically by emailing the website link, www.georgiatrust.org to everyone you know.
- 9 **ASK** a local columnist, television or radio personality to interview elected officials about their views on your adopted Places in Peril site.
- 10 **DONATE** to The Georgia Trust or your local preservation group.



Georgia College with Garbutt/Christman, LLC; Lord, Aeck & Sargent Architecture; donors and volunteers stabilized the Sallie Davis House.

2008

The Castle, Atlanta

RECAP: Low-scale building threatened in high-rise area.

CURRENT STATUS: In July, the bank foreclosed on the Castle after Inman Park Properties failed to pay its \$2 million loan.

The building was auctioned on August 17 for \$951,000 to New York-based investor Bryan Latham.

2009

Sallie Ellis Davis House, Milledgeville

RECAP: African American landmark suffers from neglect.

CURRENT STATUS: Georgia College has completed the structural stabilization phase of restoration of the Sallie Ellis Davis House. Garbutt/Christman, LLC and Lord, Aeck & Sargent Architecture have been instrumental in the efforts along with many donors - including subcontractors, alumni, and foundations. The project is now in phase two of construction.

Battery Backus, Tybee Island

RECAP: Spanish American War-era fortifications threatened by development and demolition.

CURRENT STATUS: The listing of Battery Backus as a 2009 *Place in Peril* has helped facilitate the creation of local historic districts on Tybee Island and a Fort Screven Historic Review Commission. Requests to develop the property (and destroy the Battery) have been denied under the Georgia Coastal Protection act. Currently the site is owned by a bank.

Learn more about past *Places in Peril*. Visit www.GeorgiaTrust.org to see a complete list of updates on all *Places in Peril* sites.

2010

Dorchester Academy, Midway

RECAP: Historic African American school suffers from major water damage and deterioration.

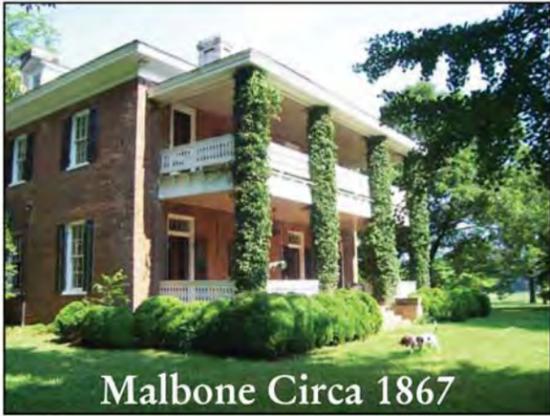
CURRENT STATUS: Dorchester Academy's leaking roof was replaced with a much needed new one; decking and rafters were repaired. The Georgia Trust has been working with the Board to complete applications for several grants to stabilize the building. Recently Dorchester Academy was awarded a grant from the Lowe's Charitable and Educational Foundation Preservation Fund for historic schools.

Paradise Gardens, Summerville

RECAP: Internationally renowned folk art site suffers from damp climate and moist environment.

CURRENT STATUS: The county recently received a \$70,000 grant from the Appalachian Regional Commission for purchase of the property. Negotiations are ongoing for the purchase and lease of the site back to Paradise Gardens' non-profit organization. Two Georgia Trust workdays have taken place at Paradise Gardens; volunteers cleaned the site of excess silt and vegetation.

For more information about the Trust's *Places in Peril* program, visit www.GeorgiaTrust.org.



Malbone Circa 1867

The all brick Italianate architecture of the stately nineteenth century home, with its tall, ivy covered white columns, boxwood hedges, ancient oaks trees, and sweeping vistas, is set in the midst of approximately 432 acres of lush, gently rolling, green fields with 1 mile +/- of Etowah River frontage. Located in Cartersville, Bartow County, Georgia, the approximately 5,000 square foot all brick home features a square columned entrance, wide arched bay windows on each side. The home offers a living room, dining room, entry foyer, office, breakfast room, kitchen with keeping room, drawing room (could be a 6th bedroom) on the main level and 5 bedrooms on the second level.

Home and 432 acres +/- \$5,000,000
 Home and 5.3 acres +/- \$989,000 230 acres \$2,530,000
 George F. Willis, Realty 770.382.0058 www.gfwillis.com



BAINBRIDGE, c. 1903. Originally built in 1903 as the Fordham Hotel in downtown Bainbridge. Approximately 10,000 square feet on 3 floors located in the Central Business District. Perfect for mixed-use development. New roof was installed in 2006. Recently back wall and 1st, 2nd & 3rd floors were stabilized. 1st floor has a completely new flooring system. \$198,000. For more info & photos, please contact Amanda Glover, 229-248-2000 ext. 123 or aglover@bainbridgecity.com.



DILLARD, c. 1870. The Powell House, locally known as "Boxwood Terrace," features panoramic views of the mountains. Listed on National Register. 8 bedrooms, 4.5 baths. Formally operated as a well loved mountain boarding house. Located within walking distance of the shops of Dillard. Currently zoned commercial & could be utilized as a restaurant or B&B. New roof, interior needs restoration. \$138,000. Lorie Thompson, RE/MAX of Rabun, 706-212-2108, loriethompson@windstream.net



JEWELL, c. 1895. Queen Anne style, 4,000 sq. ft. home on 42ac w/1500' frontage on Ogeechee River. Masterfully restored & updated. Stocked pond, 2 wk-shps, storage sheds, mature plantings. Quiet community w/rich history, 1 hr west of Augusta & 2 hrs east of Atlanta, near lakes Oconee & Sinclair. See Virtual Tour: www.LakeOconee.com- AFFORDABLY PRICED! \$399,900. Call Pat or Ed, 706-817-9314, LakeOconee.com Realty.



SAVANNAH, c. 1822. Original Federal Home. Exterior restoration completed along with the gardens. Interior needs restoration. Original period details: heart pine floors, solid mahogany doors, oak leaf medallions, hand carved plaster moldings. Over 5,000 sq. ft. of interiors and piazzas. Will sell in combination with charming, fully restored c.1848 carriage house (1,408 sq. ft.) for \$899,000. Will sell separately: main house (\$535,000), carriage house (\$425,000). Across the street from Davenport House Museum. View at www.401BroughtonSt.com Contact: Lynne Bozeman, Celia Dunn Sotheby's International Realty, 912-665-1116 or 912.234.3323, Lynne.Bozeman@sothebysrealty.com



SPARTA, c. 1834. Historic Bird-Campbell-Williams House. A classic Greek Revival style house built on 1.07 acre. It is 4-over-4 on all three levels. The home has been 90% restored, completely rewired, replumbed, 6 H & A systems. All exterior wood, foundation, roof have been restored. Most of the original wood & plaster ceiling medallions are intact. 5,774 sq.ft. Contact Robin Berault, Craig Massee Real Estate, 478-454-7063, rberault@craigmassee.com.

PLACE YOUR HISTORIC PROPERTY IN FRONT OF 8,000 HIGHLY INTERESTED BUYERS.

Readers of the *RAMBLER* appreciate historic architecture and are interested in preserving and maintaining Georgia's architectural heritage.

To advertise your historic property to a statewide audience, visit www.GeorgiaTrust.org or contact Traci Clark at 404-885-7802, tclark@georgiatruster.org.

THE GEORGIA TRUST ENDANGERED PROPERTIES FOR SALE

The Revolving Fund Program was established to provide effective alternatives to demolition or neglect of architecturally and historically significant properties by promoting their rehabilitation and monitoring their preservation in perpetuity.

For more information and photos of the Trust's Endangered Properties For Sale, visit www.GeorgiaTrust.org.



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- **Now \$140,000.** Contact Kate Ryan, 404-885-7817, kryan@georgiatruster.org.



MADISON FOLK VICTORIAN
 Madison, c. 1891. This folk Victorian style house was built by Joseph M. McLeroy. According to historians, the property would have been a desirable location at the time, as it had close proximity to the railroad depots (Georgia Railroad arrived in 1841 and the Covington & Macon-later the Central of Georgia-arrived in 1888). \$35,000. Contact Kate Ryan, 404-885-7817, kryan@georgiatruster.org.

CONSTRUCTION IS NOW UNDERWAY ON THE GEORGIA THEATRE Athens, Clarke County

June marked the first anniversary of the Georgia Theatre's devastating fire, and reconstruction is now underway. Over the past year theater owner Wil Green has worked diligently to rebuild this important historic building in downtown Athens. Through a partnership with The Georgia Trust, the Georgia Theatre Rehabilitation Fund was established to accept donations to be used solely for the rehabilitation of this historic theater. To date over 150 individuals and organizations have contributed to this fund. Additional support has come from benefit concerts, auctions and even beer. Thank you to all who have contributed and continue to support this theater's rehabilitation!

To donate to the fund or for more information on the theatre project, visit www.GeorgiaTrust.org.



The marquee of the Georgia Theatre says it all.

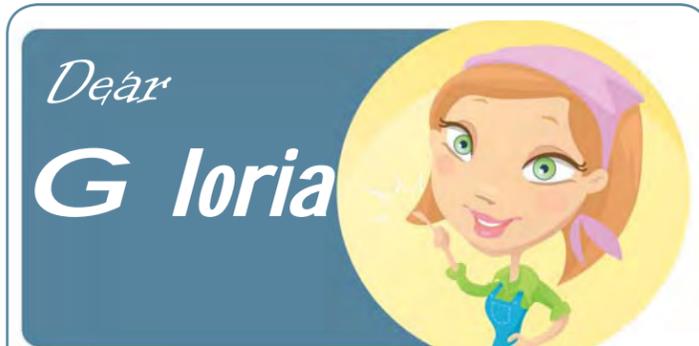


Construction workers prepare the theatre's foundation for upcoming rehabilitation work.

GEORGIA TRUST SUSTAINABILITY TASK FORCE UPDATE

The Georgia Trust and Southface Institute have undertaken a market study to determine the feasibility of the creation of a certification program for historic buildings that are being rehabilitated in an environmentally sustainable and energy efficient manner. We will be contacting Main Street managers and developers, who specialize in historic preservation, across the state and asking a series of questions, which we hope will lead to some answers about whether there is a strong market for a certification system. This would be the first such system existing in the United States.

The Georgia Trust continues to be a national leader in emerging preservation practices. Board Chairman Kim Taylor has made this program a priority for his tenure as the head of our Board of Trustees.



Dear Gloria,
I recently fell in love with and purchased a house that dates to the 1930s. I think the house falls within a historic district, but this gem needs A LOT of polishing. I heard that there were tax incentives for rehabilitation. Can you tell me more about them and whether or not my house qualifies?

- Michael C. from Dublin, Georgia

Dear Michael,
Yes, both state and federal tax incentives exist for rehabilitation projects! In Georgia, owners of historic buildings may apply to claim 25% of their rehabilitation expenditures as a state income tax credit. The federal Rehabilitation Investment Tax Credit program provides a federal income tax credit of 20% of qualified rehabilitation expenses to owners of certified historic structures, and a 10% credit to owners of non-historic buildings built before 1936. Federal rehabilitation tax credits only apply to properties that are used for income producing purposes, but the state tax credit is available, though with different caps, for income and non-income producing buildings.

Things to know when considering rehabilitation tax credits: the year in which your house was built; if it is listed or eligible for listing in the National Register of Historic Places, in the Georgia Register of Historic Places or if it contributes to a listed historic district; approximately how much your rehabilitation project will cost; and whether or not you intend to use your house to produce income.

.....
Have a question about your historic house or building?
Email DearGloria@GeorgiaTrust.org or write to Dear Gloria,
The Georgia Trust, 1516 Peachtree Street, NW, Atlanta, GA 30309.

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

Call Ken Ward Travel at 800-843-9839 or 404-261-1688 or visit www.GeorgiaTrust.org for more information.

SO WHAT DO YOU THINK OF THE 2011 LIST OF PLACES IN PERIL?
Let us know.



MOVING? Be sure to let us know your new mailing address. Contact Nawana Wilkerson at 404-885-7805 or nwilkerson@GeorgiaTrust.org.



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