

GEORGIA TRUST FOR HISTORIC PRESERVATION

RAMBLER

SUMMER 2010 | VOL. 37 NO. 3

GREEN... BEFORE GREEN WAS COOL

A look at three historic buildings using energy efficient construction

10 WAYS TO MAKE YOUR HOUSE GREEN(ER)

HAY HOUSE LAUNCHES DINING ROOM RESTORATION

PRESERVATION AND GREEN BUILDING ARE SYNERGISTIC



After reading this edition of the *Rambler*, if you are asked what is the greenest building you know, you can say, “It is a house down the street, the one that has been there for almost 100 years.” There is increasing awareness of the important role that historic preservation plays in maintaining a sustainable environment.

Our historic and older buildings have irreplaceable cultural value, and they are also composed of the highest-quality building materials that represent energy embodied in them.

This embodied energy – contained in historic bricks, stone, heart pine lumber, ceramic tile, plaster, doors, windows, etc. – cannot be replicated. To destroy these resources is to waste this embodied energy; to cart them to a landfill is simply irresponsible. According to the National Trust for Historic Preservation, construction debris accounts for 25% of the waste in U.S. landfills each year. Historic Macon, Inc. has calculated that its rehabilitation programs in three intown Macon neighborhoods have prevented 20,000 tons of refuse from going to their landfill. That’s the equivalent of 1,800 school buses.

Historic buildings and districts are commonly located adjacent to downtowns or neighborhood shopping districts, often close to mass transit opportunities. They are frequently sited on small urban lots compared with late 20th century suburban development. Historic district living means you can walk to shopping, cultural and educational activities. According to a Georgia Trust study, the average intown historic neighborhood residents in Atlanta consume 441 gallons less than a typical commute into Atlanta. That’s a savings of over \$1,300 per year, but the impact on Atlanta’s air quality is much more important.

Historic houses also possess qualities that green building advocates like to see in new construction. Operable windows, which let in ventilation in temperate seasons of the year, wide porches and overhanging eaves, which provide shade, are features frequently found in older buildings.

As good as preservation is for the environment, we can do better. I believe we need to improve the insulation values in many older buildings, encourage installation of high-performance and alternative energy HVAC systems, install water-saving plumbing fixtures and appliances, and weatherstrip or install interior storm windows in combination with original historic windows. I also believe we need to be more flexible in permitting solar panels and wind-powered generating turbines.

I am proud that The Georgia Trust’s sustainability task force, which was initiated by our Board of Trustee’s Chairman Kim Taylor, has decided to create a system for certifying historic rehabilitations, which also employ sustainable building best practices. We have a broad coalition of talented people working on this project.

If we save our historic places for the future but fail to pass along a healthy environment, we have achieved very little indeed. Saving our rich cultural heritage and our environment for the benefit of future generations are both extremely important. We must be dedicated to these principles and to exploring the fertile common ground that we occupy. 🏠

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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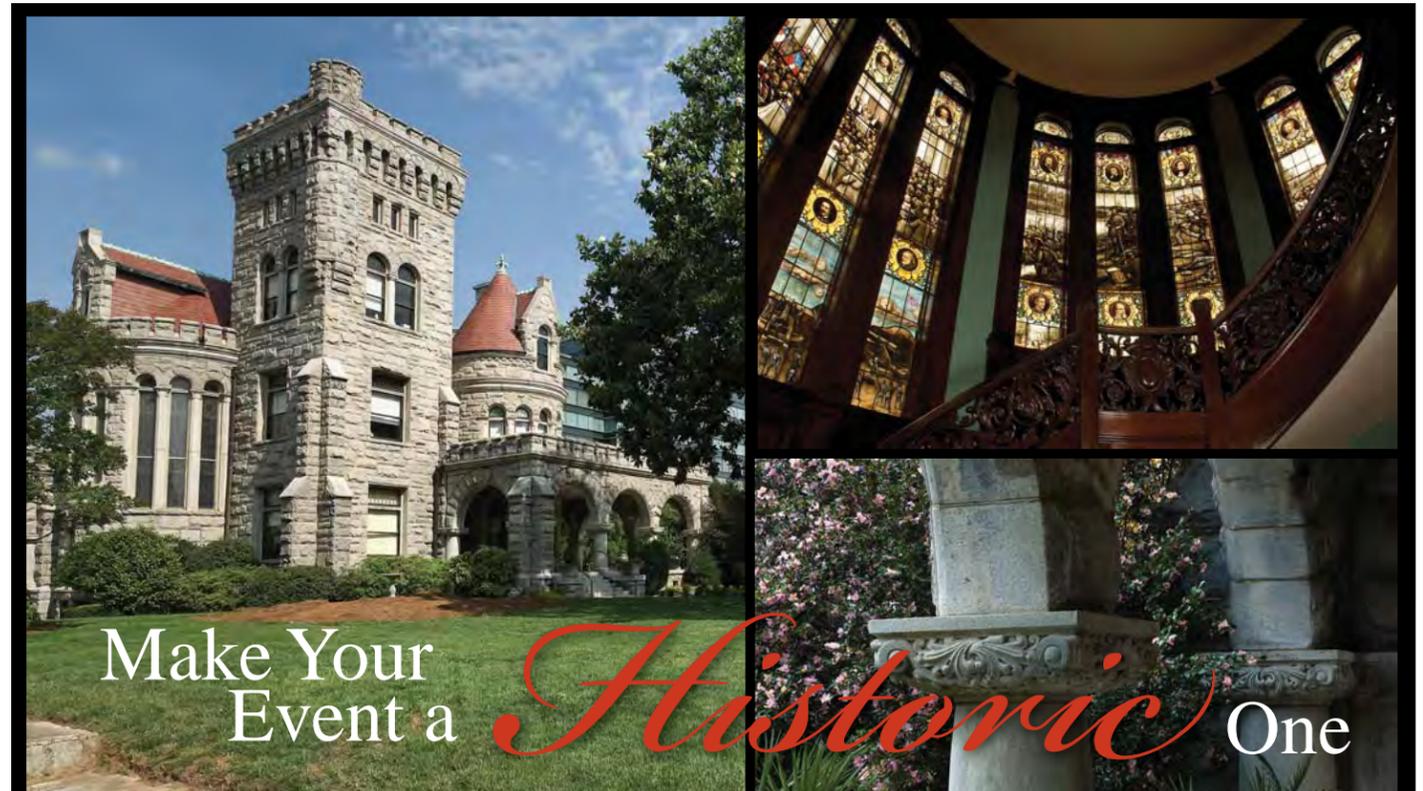
Special thanks to Georgia Power for printing the Rambler.

Cover: Frogtown Lofts, Savannah
Photo by Harlan Hambright



Check it out The Rhodes Hall Library

Recently The Georgia Trust staff compiled books located throughout Rhodes Hall and to create the Rhodes Hall Library. The resource library contains a wide assortment of books focusing on historic preservation, Georgia history and southern landscapes, among other topics. Although books are not available for loan, members of the Trust are welcome to stay and peruse the collection at their leisure. The library is open Monday - Friday, 9 a.m. to 4 p.m. We invite you to “check it out.”



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Images by Diane Kirkland

HAY HOUSE LAUNCHES RESTORATION OF THE DINING ROOM

After many years of fundraising and planning, the restoration work of the dining room at Hay House officially started on May 17, 2010 and will last through the beginning of August. The primary goal of the project is to restore the room as closely as possible to the era of the Johnston family (1860-1896), a decision made in deference to paint analysis, extant period furnishings and decorative arts, historic photographs, and Johnston-era letters. “The Dining Room presents an unparalleled opportunity to interpret the Johnston era,” said Bonnie Dowling, Chair of the Restoration Committee at Hay House. “We have the Eastlake dinette set from 1860 as the centerpiece of the room’s furnishings, a section of the original painted floorcloth that can be reproduced, and a key photograph from 1893, all of which allow us to recreate the room as much as possible to that era.” The floorcloth sample, uncovered after four Felton-era cabinets were removed from either side of the window and fireplace in 2009, shows a durable, canvas-backed material that debuted in the 1870s. The Hay House sample is highly decorative, featuring a diamond pattern with gold embossed designs. “We have been researching vendors internationally and looking for the right company to manufacture historic floorcloths based on our sample.” said Dowling. “

The painted surfaces on the walls, ceiling, and trim will be treated by International Fine Arts Conservation Studio (IFACS), a group based in Atlanta with a history of restoration at Hay House since the 1990s, which includes work in the marble hall, reception room, cupola and ground level. In the dining room this summer, this team of professional conservators will remove paint from later eras. For example, the dark brown color of the ceiling and trim, typical of Gothic Revival interiors of the Victorian age, will be removed to reveal a light oak color underneath. Furthermore, the IFACS team will restore an intricately painted frieze around the top perimeter of the walls, the design of which includes



View of the dining room at Hay House before restoration began in May 2010. The room features a large, ornate chandelier, a long dining table, and a large, dark wood sideboard. The walls are painted a light oak color, and the ceiling is dark brown. The room is filled with period-appropriate furniture and decor.

Decisions about what to retain and what to remove in the Dining Room restoration project can be tedious. In July of 2009, the Restoration Committee spent a full day studying historic photographs and collection items to make these decisions. But with the underlying philosophy of reversibility and the goal of returning the finishes and fixtures to the Johnston era, the difficult task became more focused. The furniture in the room will be reupholstered to reflect the Johnston color scheme. The firebox (currently with tile and gas logs) will be refurbished with a coal grate to more accurately represent the mid-to-late 19th century.

The key decorative element from a later era that will remain, however, is the *Seasons of the Vineyard* stained glass window. Recently restored (2007), this curved, double-hung, sash window - complete with shutters - will remain a focal point of the room, even though it was a Felton addition, dating circa 1896.

“We’re thrilled to be able to offer our visitors something new each time they visit Hay House,” said director Katey Brown. “Especially as we’re preparing to celebrate the sesquicentennial anniversary of the date the house was completed (1860), we’re looking forward to interpreting the Dining Room to the Johnston era.”



Dining room, circa 1893.

GEORGIA TRUST WELCOMES NEW BOARD MEMBERS

At our 37th Annual Meeting, the Trust elected six new members to the Board of Trustees and said good-bye to seven Trustees who ended their terms at the end of the previous fiscal year. The Trust wants to thank Virginia Neal Almand, Clayton P. Boardman III, Scott Doksansky, William J. Lohmeyer, Gene Perkins, Robert Mays and James Warren for all their efforts while on the Board of Trustees for The Georgia Trust. The new Trustees are:

Greta Terrell Covington

Ms. Covington is a resident of Athens, Georgia and is a former staff member of The Georgia Trust, where she served with particular distinction. She is a graduate of the University of North Carolina and holds a master’s degree in historic preservation from the University of Georgia.

Patty DeVeau

Ms. DeVeau is a resident of Atlanta and St. Simons Island, where she owns and operates a historic inn on the island. She formerly served as Chief of Interpretive Programming for the Georgia Department of Natural Resources, Parks and Historic Sites Division and is a strong advocate of historic preservation. She is a graduate of Vanderbilt University and has a master’s degree from the University of Wisconsin.

Elizabeth DuBose

Ms. DuBose is a native of Atlanta and the granddaughter of longstanding Trust Board member and supporter Duffie DuBose. Elizabeth holds a master’s degree in historic preservation from the Savannah College of Art and Design. She is executive director of the Ossabaw Island Foundation and resides in Savannah.

Adina Erwin

Ms. Erwin is the assistant general manager of the historic Fox Theatre, where she has played a key role in shaping the Fox Theatre Institute, which is a consulting organization to bring expertise to the Fox and other historic theaters across the State of Georgia. She is also a graduate of the University of North Carolina.

Carl Gable

Mr. Gable is a resident of Atlanta and Italy, where he and his wife Sally are stewards of one of the most important houses in the world, Villa Cornaro, designed by Andrea Palladio and listed as a World Heritage Site. Carl is a retired attorney and now serves as President of the Center for Palladian Studies in America.

Chris Lambert

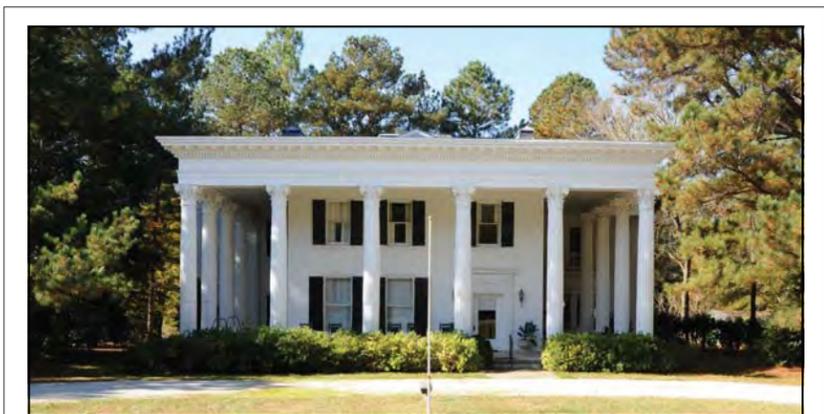
Ms. Lambert is a resident of Madison, Georgia, where she is the steward of one of Madison’s most beautiful Greek Revival houses. Chris has been active with The Georgia Trust for years and has been a strong force in preservation in Madison and Morgan County.

Tom Little

Mr. Little is an architect with Surber, Barber, Choate and Hertlein and has been very active in efforts to save buildings from our recent past. He is the president of the Georgia chapter of DOCOMOMO, the international committee for documentation and conservation of buildings, sites and neighborhoods of the modern movement.

Bill Peard

Mr. Peard is a partner at the Atlanta office of Delloite and Touche. He and his wife have rehabilitated five historic properties in Georgia and are longtime members and supporters of The Georgia Trust. He is a graduate of Washington and Lee University. He has also served on the Board of Trustees of the Atlanta History Center, where he served as its Treasurer.



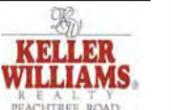
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MAIN STREET IN HOMERVILLE Clinch County

While the loss of historic fabric occurs every day across our state, rarely does a city lose an entire group of landmark buildings at one time, especially by choice. That is what happened in the city of Homerville in 2003, when at least five buildings surrounding the busiest intersection in this 2.2 square-mile city were sacrificed to make way for a road-widening project.

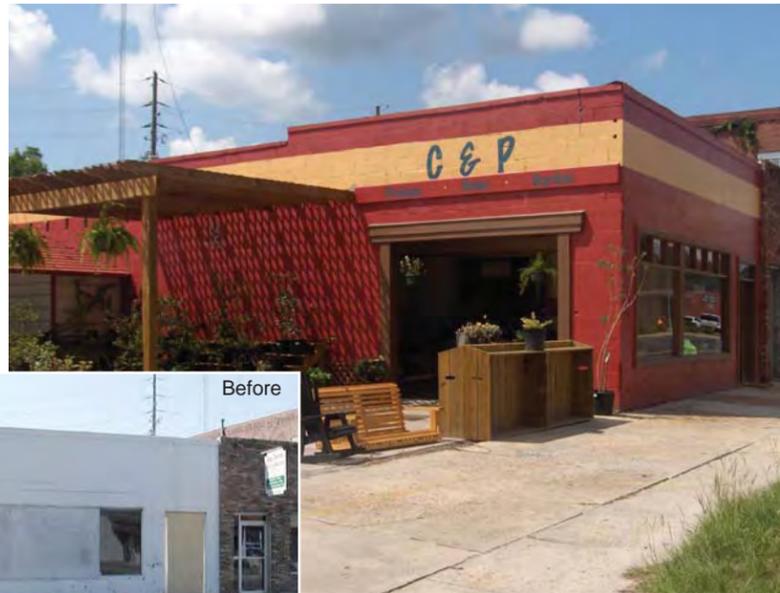
In this community of 2,800, some residents are still divided over the changes to their downtown. Happily that hasn't stopped people from investing in the city's future. Many citizens have focused on making the best of what is left, and at the heart of these efforts is the Homerville Better Hometown program.

Homerville was certified as a Better Hometown city in 1998. Jenny Robbins, Homerville's Better Hometown manager, who regularly takes advantage of the Georgia Trust's Main Street Design Assistance Program, says "I am a good case study for preservation ethic [being] learned, not a characteristic one is born with. By the time I came on board the mood was to try and protect the remaining buildings and use the Design Assistance Program, education, and incentives like the facade grants to restore many of our storefronts."

Homerville's Better Hometown program has worked with the Main Street designers on over 30 projects since 2002. Robbins says at least eight properties have been saved through these efforts, adding "We could not have done it without the team at the Trust and DCA."



A new paint scheme was an inexpensive but vital recommendation for this building.



This industrial building was well-suited for adaptive use.

Learn more about Main Street Design Assistance
Contact Evan Thibeault at 706-425-2926, ethibeault@georgiitrust.org
or visit www.GeorgiaTrust.org.

Blue Historical Georgia plate Georgia Trust is receiving Oglethorpe and Robins in London. Images by Stephanie C. Roberts.

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GEORGIA TRUST RECEIVES AWARD FROM MADISON HISTORIC PRESERVATION COMMISSION

The Georgia Trust recently received the "Back from the Brink" award from Madison, Georgia's Historic Preservation Commission (HPC). This award goes to a rehabilitation project that rescues a structure from an uncertain future. This year the Madison HPC gave the award jointly to Morgan County Landmarks Society and The Georgia Trust for saving 399 West Jefferson Street from demolition. The Morgan County Landmarks Society advocated for preservation through the process and solicited the Trust to step in and purchase the property through its Revolving Fund.

"The Georgia Trust greatly appreciates this honor, but our real reward is getting to partner with Morgan County Landmarks, architect Joseph Smith and Ken Kocher and others as we work to rehabilitate this Victorian cottage on West Jefferson Street. It is a great pleasure to work with true and talented preservationists like you find in Madison and Morgan County," said Trust President Mark c. McDonald.

The house at 399 West Jefferson Street is currently for sale through the Trust's Revolving Fund. For more information, see page 13 or visit www.georgiitrust.org under "Properties for Sale."

CITY OF ATLANTA AWARDS GEORGIA TRUST STAFF MEMBER KATE RYAN

Georgia Trust staffer Kate Ryan recently received the Atlanta Urban Design Commission's Jenny Thurston Memorial Award for achievement in the historic preservation field at Atlanta's 33rd annual Awards of Excellence ceremony.



Given annually, the Thurston Award recognizes professionals working in the preservation field that exhibit the scholarship, leadership and dedication to preservation that the late Jenny Thurston possessed.

Thurston's family and the Atlanta Urban Design Commission established the Jenny Thurston Memorial Award for Outstanding Preservation Professional in honor of Jenny Thurston, the Commission's first executive director.

ANSLEY PARK 2010 TOUR OF HOMES CELEBRATES NEEL REID Atlanta, Fulton County



This year's Ansley Park Tour of Homes begins with a celebration of one of the most talented Southern architects of the early twentieth century, Neel Reid (1885-1926). Despite his short career, Reid is one of Atlanta's most beloved architects. From classical to Tudor to Georgian, his designs reflect the Beaux-arts tradition and

his love of European style. Strongly influenced by the American Renaissance, he designed some of the finest houses in Georgia.

For several generations, Neel Reid was the best known residential architect in Atlanta. His houses enjoyed a pedigree, prestige, and quality that made them the most sought after in the city. Owning a Neel Reid house, with its refinement of style, was thought to be a mark of taste and social acceptability. Reid designed a number of structures in Ansley Park, including The DelaManta Apartments (now known as One South Prado) and the Reid House on Peachtree Street at 16th street, as well as homes at 109 Peachtree Circle, 17 Inman Circle, 186 and 218 15th Street, 230 The Prado, 262 The Prado, and 132 Peachtree Circle. His many public buildings include the Brookwood Amtrak Station on Peachtree Street.

To kick off the Tour of Homes, there will be a party at the Piedmont Driving Club on October 1 to honor Neel Reid and celebrate his 125th birthday, as well as a lecture by noted historian and author William R. Mitchell, Jr., on the history of Ansley Park and Neel Reid. The 2010 Tour of Homes is scheduled for Saturday, October 2, and Sunday, October 3. For more information, call 404-314-5497.

Learn more about Neel Reid

Purchase a copy of *J. Neel Reid, Architect* by William R. Mitchell, Jr. by calling 404-885-7802. The price is \$50; however, Trust members receive a 10% discount. Proceeds fund the J. Neel Reid Prize, awarded by The Georgia Trust, ensuring the continuation of Reid's influence among a new generation of architects.

Historic buildings were built using energy efficient construction.

GREEN... BEFORE GREEN WAS COOL

Green rehabilitations just make them greener.



Frogtown photos: Harlan Hambricht

The Frogtown Lofts development in Savannah incorporates green new construction with a rehabilitated historic railroad switching station.

It's not just a cheap ripoff from an old country song. Historic buildings were green before green was cool. Their builders designed them to be energy efficient out of necessity. A central hallway became a gentle breezeway when its aligned front and back doors were opened, creating an effective cooling system for its owners. Large windows were opened to bring in wafts of cool air. Rain water was collected in cisterns, building materials were local...and the list goes on and on.

Rehabilitating historic buildings not only preserves those green designs but also saves energy and resources by reusing infrastructure already in place. Historic buildings were already designed to be green; green rehabilitations just make them greener.

Frogtown Lofts, Savannah

Named after the swarm of frogs that would gather in the area after a hard rain, Frogtown dates back to Savannah's colonial era. One of the bloodiest battles of the American Revolution took place on the site. Now the property is home to Frogtown Lofts, a LEED-designed green residential project that incorporates a historic structure formerly used as a railroad switching station dating back to the 1940s.

William Cogswell of WECCO of Charleston, LLC developed the area with Savannah's growing community of young professionals and college students in mind. Through the work of Lominack Kolman Smith Architects, the project was designed to provide below-market cost housing within Savannah's popular Landmark Historic District and received unanimous approval from the Historic District Board of Review.

The development was constructed using a structural insulated concrete panel system manufactured by WECCO. The exterior walls of the structures are constructed using precast structural concrete panels with a layer of rigid insulation sandwiched between two layers of high-density concrete. This provides a high level of insulation for the entire building envelope. The casting process provides a smooth interior finish ready for paint, sealer, or stain, while the exterior surface is lightly textured but clearly retains its identity as concrete. The panels were cast in Savannah, just a few miles from the construction site. The energy-efficient aluminum storefront windows maintain a high level of insulation while allowing daylight to flood the interior spaces and give extensive views of Savannah's Landmark District from inside the building. In other words, there's no need to turn on the lights on a bright sunny day.

The floor and roof incorporate the use of precast hollow core concrete. The green roof and its underlying membrane and insulation system provide an R-value of 30 (A building's R-value refers to its resistance to heat flow. The higher the R-value, the better it is at resisting heat loss).

Inside, the floor assembly employs the same system with a concrete leveling topping. The interior and exterior use of concrete as a finished surface eliminates the need for additional finishes, reducing material and cost for the entire project. High-efficiency heat pumps provide the heating and cooling. Pervious surfaces and drought-resistant plant materials are used throughout the landscaped and parking areas.

Since its completion in 2008, Frogtown has won awards from Historic Savannah Foundation and Savannah AIA.

Central State Hospital, Milledgeville

Built in 1842, Central State Hospital (CSH) was once the nation's largest mental health complex and second largest in the world. The hospital at its peak, had 13,000 patients and boasted its own nursing school. Numerous historic structures currently occupy roughly 1,000 acres. The hospital is listed on The Georgia Trust's 2010 list of *Places in Peril*.

What many people do not know about CSH is that the campus' historic buildings use an environmentally friendly energy source. For years the entire campus at CSH has been using steam for its heating and cooling. A network of underground steam pipes connects most of the buildings at CSH. This application of steam is called district heating and cooling and is currently a significant factor in reduction of carbon emissions throughout Europe.

CSH has saved Georgia taxpayers millions of dollars by using wood as the primary fuel source for historic structures. In 1986 two wood boilers were con-

The Jones Building is one of a few vacant historic buildings connected to a vast network of steam pipes at Central State Hospital.



Interior of a loft at Frogtown

verted to burn wood chips considered otherwise unusable called biomass. Processes such as heating, cooling, laundering, cooking and other domestic functions are utilized by the biomass alternative energy source. In fact Central State Hospital uses biomass to fuel what was once the world's largest kitchen.

According to Devon Dartnell with the Georgia Forestry Commission, CSH obtains its wood fuel chips through a bid process. The chips are delivered in a chip van and CSH has a truck dump to unload the biofuel. The fuel chips are provided in the form of



Mary Smith

chipped mill residue. In 2006 CSH was able to generate steam for \$2.50 per 1000 lbs. of steam at 95 psi using wood chips in their two wood-fired boilers. The same quantity/pressure of steam generated using their natural gas boiler cost \$7.50 at contract prices at the time. Their utilization averaged about 25 tons of wood chips per day. Each 25,000 pound rated boiler was limited (emissions) to producing about 15,000 pounds of steam per hour.

Central State Hospital's successful green energy system makes the campus' vacant historic buildings excellent candidates for adaptive reuse.

Hardman Farm, Nacoochee Valley

Although many people may not know the name, they certainly recognize the landmark gazebo perched atop a large Indian Mound that is part of Hardman Farm, located outside of Helen, Georgia. Across the street is the 1869 Italianate farmhouse built by Civil War Colonel James H. Nichols (despite his attained rank, he was known as "Captain Nichols").

Hardman Farm is regarded as the most complete example of a 19th century North Georgia working farm in existence. The property contains numerous outbuildings, all of which are historic and standing in their original locations. Constructed in a variety of styles and forms, the buildings have survived with few alterations.

Former Department of Natural Resources (DNR) Director of Engineering and Construction David Freedman and Lord, Aeck & Sargent Architects designed a green rehabilitation plan for the Italianate house at Hardman Farm. The project is targeting LEED Gold certification from the U.S. Green Building Council.

Some of the house's original architectural features attained LEED points before the project began: large windows, natural ventilation system, and use of local building materials, just to name a few.

Most notable of the house's original green architectural features is its natural ventilation system, a function that has been in place since the house's construction. A study showed that the house's natural ventilation system of open doors and windows works so



Hardman Farm

well that there are only 40 operating hours during the year when the interior temperature exceeds thermal comfort. Therefore, there was no need to install air conditioning, a tremendous savings each year.

To provide heat and hot water, the design team analyzed several system types with the goal of minimizing the impact of installation on the historic character of the house and increasing operating efficiency. Both goals were met with the use of an *under-floor hydronic heating system*. Water pipes, heated by a gas boiler, were installed under the first floor. Heat generated by the water pipes radiate through the floor, heating only the first floor and allowing that heat to maintain an acceptable temperature on the second floor, even in the coldest of weather.

The house at Hardman Farm was the first house in the area to have running water and electricity, so it's no surprise that it should also have one of the first solar panel systems on a historic site.

Located near the house, the solar panels provide a significant percentage of the house's energy.

Other features include an underground cistern that collects rainwater used to maintain the landscape, low-flow water fixtures, and locally manufactured building materials.

"A lot of people think preservation and green building are contradictory but they actually compliment each other," says Freedman. 📷

10 WAYS TO MAKE YOUR HOME GREEN(ER)

- 1 **Install compact fluorescent bulbs.** These bulbs consume low amounts of energy compared to their filament counterparts.
- 2 **In the market for new appliances?** Be sure to look for the Energy Star logo. This ensures that you're buying energy efficient models.
- 3 **Feel a draft?** Install weatherstripping around your windows to ensure that your HVAC or heater doesn't work overtime to keep you comfy and cozy. Also make sure your fireplace damper is closed.

- 4 **Insulation** If your house was built before 1950, carefully consider your insulation options. Each house is different and comes with a full range of factors. Insulating your house is good; just make sure it's done properly. Visit www.preservationnation.org for more information on how to properly insulate your historic house.

- 5 **Got gutters?** Catch rainwater from your downspouts by installing a rain barrel. This water can be used to water grass and plants.

- 6 **Still feel a draft?** Install interior or compatible exterior storm windows to block out drafts. After that, invest in a good blanket.
- 7 **Unplug it!** Believe it or not, battery chargers for your tech-gadgets use energy even when you're not using them. Unplug them when not in use.

- 8 **Waste not, want not.** Install low-flow toilets and showerheads. Make sure you fix any leaky faucets and pipes. A lower water bill is on the way.

- 9 **In the mood for painting?** Give your lungs (and Mother Earth) a break by using no or low-VOC (volatile organic compounds) paints to spruce up your house.

- 10 **Plant a tree.** Reduce greenhouse gases by planting a tree or two. These will keep energy costs down as they shade your house. Planting also offsets your carbon footprint which can go towards all the work you do to make your house greener but may still affect the landfill.

PLACES IN PERIL UPDATES



Central State Hospital

Old Dodge County Jail, Eastman

A 'spotlight' event took place on March 23, when guests enjoyed a rare opportunity to explore and learn about this historic jail built in 1897.

Central State Hospital, Milledgeville

Preservation workdays were held on March 27 and May 22, where generous volunteers helped organize historic records, photos and archives located in museum space inside the facility's former train depot.



Morris Brown College

Morris Brown College, Atlanta

Over 50 volunteers, including Morris Brown alumni and a girl scout troop, showed up on May 8 for a preservation workday to remove vegetation and secure Morris Brown's oldest building, Fountain Hall. All enjoyed lunches donated by Trust Board member and working participant Sheffield Hale.



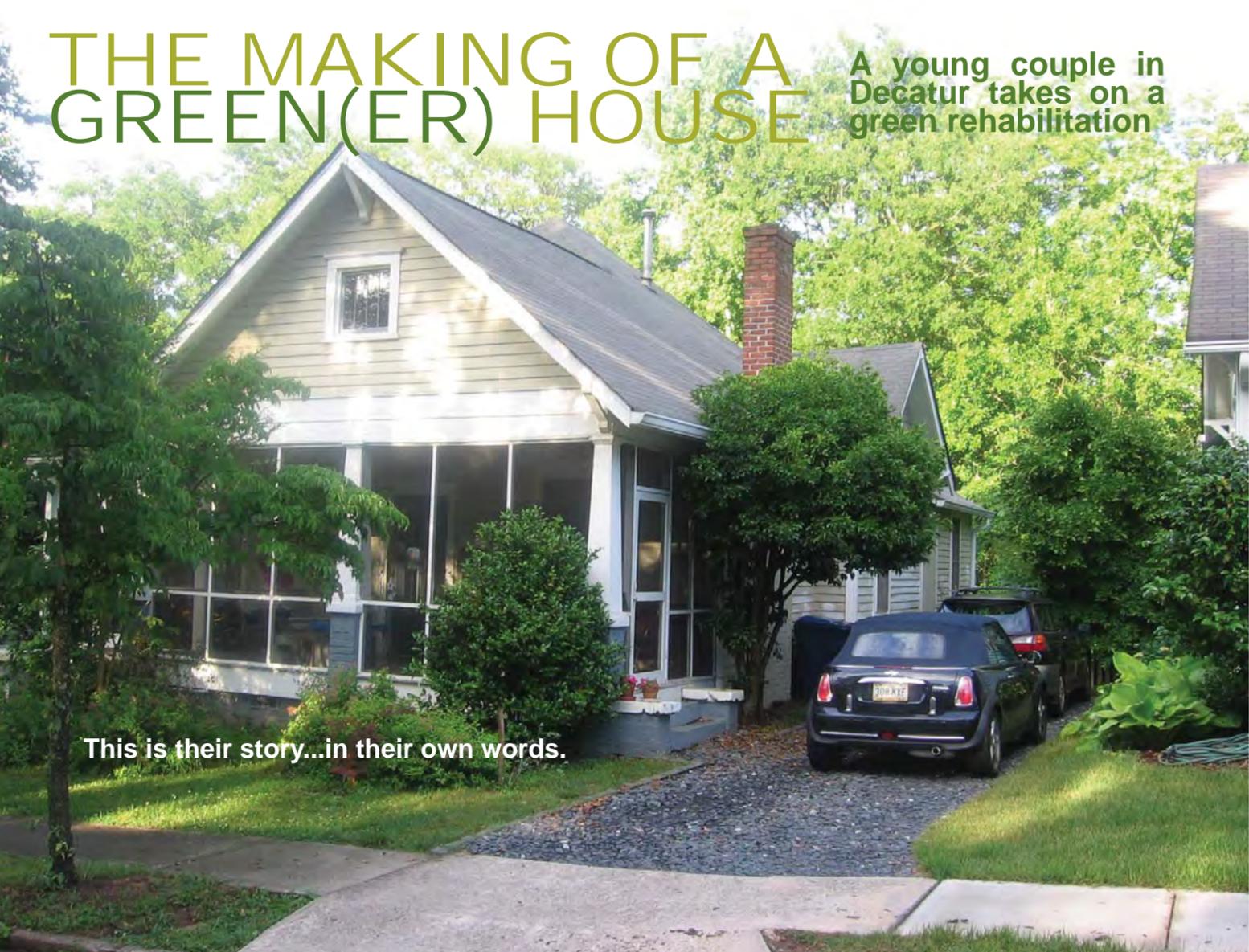
Paradise Gardens

Paradise Gardens, Summerville

Despite rain on April 24, volunteers spent the day reclaiming historic sidewalks, removing invasive vegetation, and dredging the canal system that Howard Finster dug throughout the property. Over 30 volunteers returned to the site June 4 to finish the project.

THE MAKING OF A GREEN(ER) HOUSE

A young couple in Decatur takes on a green rehabilitation



This is their story...in their own words.

Tiffany and I met on a Habitat jobsite. We both have technical and construction abilities – Tiffany is an architect, and I am a mechanical engineer that does lots of training on green building and energy efficiency in my role as Director of Technical Services for Southface.

We began our quest for a house in 1999 by asking if we should design and build a new home, but in the end we felt the most sustainable thing we could do was take an old home and make it better. We eventually realized that we wanted a Craftsman bungalow in Decatur. Both of us love the Craftsman style of architecture – compact, historical, naturally cool, very friendly with a usable front porch, just generally welcoming and homelike.

Small was also important as we were consciously bucking the trend of McMansions in our consumption-oriented society – a reflection of our values. Don't get me wrong, we don't want to live a Spartan existence, just a considerate one.

We were fortunate to find a 1,500 square-foot bungalow built in 1920 on the west side of Decatur and we took ownership in December of 1999. Before we moved in we tested the leakage of the building envelope, which is the insulation and air barrier

that separate conditioned space from unconditioned spaces (attic, crawlspace, outdoors). Using a blower door test, the results were astonishingly leaky; all the cracks and gaps and seams added up to about eight square feet of holes (imagine a large hula hoop, or about half of a door). Today we have cut that by well over half.

We also dense packed cellulose insulation into the walls. We didn't want to drill holes in our siding, so we cut and removed a strip, pumped the walls with cellulose, then replaced and caulked the siding. The prep and repair was the lion's share of the job – filling the walls was pretty fast and fairly easy.

In the attic, we added more insulation and also a staple-up radiant barrier to help it stay cooler in the summer. We added more passive attic vents and disconnected a Powered Attic Ventilator (PAV) fan. PAV's are very bad products that do NOT save energy – they consume electricity and typically cool an attic by pulling conditioned air from the house below up into the attic. In short, if you have them, disconnect them.

Other envelope improvements included lots and lots of air sealing – a process that continues to this day. It is amazing how many leaks there are in an old house, many created by penetrations from

various subcontractors and installers during the numerous remodels that have occurred over the last 90 years. At one point in its history our home was converted to a duplex and then back into a single family home – as a result there are two HVAC systems which allow us to zone the house (and only heat and cool the side we are occupying).

We don't really run the air conditioner much – we like ceiling fans and I converted an old furnace blower into a remote mounted whole-house fan. When the conditions are right, we open up our windows and cool our house just like the old southern homes did.

And since they work by evaporative cooling across a person's skin, we only run ceiling fans if we are in the room with them.

Our furnaces are both 90+% efficiency. I consider this an absolute must for an old house, and since they are able to bring in their own air for combustion, they are very safe. We recently converted our second one to a 95% AFUE which makes it eligible for a 30% federal tax credit as well as a \$199 rebate for an efficient appliance purchase (www.georgiarebate.com). We have added thick (4") filters to both systems to help better capture pollutants.

We also had to patch holes in the plaster and paint every single room in our house since it looked like Miami art deco when we bought the house. We used a combination of Benjamin Moore and Sherwin Williams no-VOC paint to keep odor down.

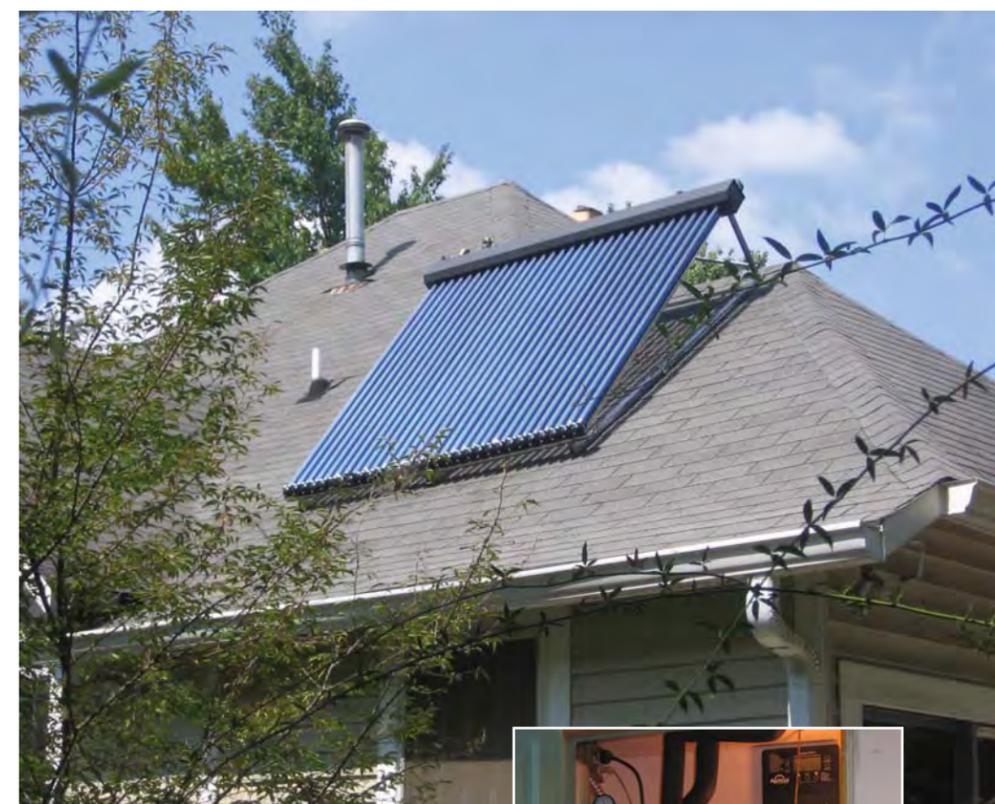
We have also sealed our home's ductwork using mastic. This is one of the best things that can be done on just about any house. Besides saving energy, this eliminates the ducts ability to pull in pollutants – in our case, potentially moldy air in the crawlspace.

Our gas water heater was inside a louvered-door closet and represented an air leak as well as a danger from backdrafting carbon monoxide, since it shared the house air that we breathe. We sealed the walls of the closet, added a solid door with threshold and weatherstripping, and added high/low vents from the vented attic to bring combustion air to the closet that was now sealed-off from the house. The benefit was both a more efficient envelope as well as safer indoor air.

In 2008 after noticing our 15-

year-old gas water heater had started leaking, we took advantage of the Federal 30% tax credit plus the 35% Georgia state tax credit and installed a solar water heater. The effort was big but with a helper, I had the project completed in about 40 hours. Some of the challenges included fitting the new 26" diameter 80-gallon water heater into a small closet with a 24" door opening. The circulating pump, controller, glycol lines, expansion tanks, and drain pans all had to fit inside a 2.5' x 3.5' space.

Our Apricus evacuated tube collector sits proudly on our south facing roof in a fairly obscure location. It tracks the sun all day



For six months out of the year, the Barciks do not pay energy costs for hot water. Their evacuated tube collector absorbs solar energy that heats their water. Right: By installing a solar water heater, the Barciks received a 30% federal tax credit and a 35% state tax credit.



and we get 100% free hot water from about May into early October. The backup electric element boosts the temperature during cloudier winter months and, although we don't have to, we actually turn it off for the six months in the summer.

Tiffany designed and led our most significant effort, our kitchen renovation project. We began

"I smiled when they asked me what our last month's (electric) bill was, \$52 I replied."

by shoring up the structure of the flooring underneath in the crawl-space using screw-jacks. While there, we moved plumbing and, of course, sealed more holes that we found.

We kept our gas cook-top, microwave, and range hood since they still function. We also kept our old sinks after moving them, and we modified and reused just about all the old cabinet boxes and bought salvaged ones from the Habitat ReStore. Our new oven was salvaged and we decided to go with electric since there was no easy way to vent the exhaust from our old gas one. Our dishwasher and refrigerator are new ENERGY STAR appliances.

I ran a steel reinforced mesh water line to the refrigerator ice maker and did the same for our clothes washer lines. I've seen too many failures to not appreciate this simple upgrade.

Tiffany had her office build and finish new cherry face frames and cabinet doors that we lagged to the front of the old cabinet boxes. We added crown molding and constructed appliance garages as well. We built a bar with cherry rails and brackets that we fabricated. The bar top and a smaller countertop were made from zinc - we ordered the material online and cut and glued it to the frame we built. Our main countertops are honed uba-tuba granite. For our floor, we installed new subfloor, carefully sanding it, and then glued down cork floor tiles - they are my favorite part of the effort since they feel cushiony and have held up extremely well in high traffic areas (and hide dirt!). We finished off the kitchen with a limestone tile for all the backsplashes.

To store our tools, Tiffany designed and we built a beautiful scaled-down storage shed that matches the architecture of our neighborhood. We bought the lumber, but the siding was reclaimed cedar planks that were rescued and donated by friend.

Our water conservation efforts led us to replace our two old toilets with Toto Aquia dual-flush units. Although expensive, I can't

say enough good things about these pressure-assist fixtures. We mostly use the low-flush option (0.9 gallons per flush) because it works so well.

We also created a novel greywater system using a submersible pump that we purchased to charge our solar collector. Whenever we take showers, we stopper the tub and then pump the water out to our garden to water our vegetables. I snaked a garden hose through the crawlspace up to our bathroom so now the job is super easy. It sure beats bailing and hauling five-gallon buckets like we did back during the drought years, and it is nice to know we get two uses out of the water that we paid for.

We also replaced our old and rotting pressure-treated decking with new composite deck boards. The new boards contain salvaged sawdust and recycled plastic. Although they cost about double compared to new pressure-treated decking, they have a much longer life with little to no maintenance. Our kids can now walk safely in their bare feet without getting splinters.

We switched all of our lighting to compact fluorescent years ago - back when the bulbs were expensive but also very high quality. The fixtures in our kitchen still have the original Phillips CFL's in them from over ten years ago despite daily use.

It's hard to say how our utility bills changed since we don't have before and after data. I remember a conversation with my neighbors a several years ago, when they all had what were then considered high (\$300+) electric bills. I smiled when they asked me what our last month's bill was, \$52 I replied.

I guess this stuff works! - Mike Barcik

LIKE OUR NEW LOOK? WE HOPE YOU DO. Tell us what you think.



GEORGIA TRUST SUSTAINABILITY TASK FORCE SETS AMBITIOUS GOAL

Creating a certification process for the rehabilitation of historic buildings

The Georgia Trust established a sustainability task force in early 2010 under the leadership of Board of Trustees Chairman Kim Taylor and President Mark C. McDonald. The task force is composed of approximately 20 architectural, environmental, and preservation professionals in the Atlanta area. After its third meeting, the task force decided upon an ambitious plan of work: to create a certification process for the rehabilitation of historic and older buildings in Georgia. This process is designed to be an alternative to some of the existing green building certification programs, which fail to recognize the critical contribution which historic buildings play in creating a sustainable environment.

No other state or organization in the nation has undertaken a similar effort.

The most important aspect of the task force's future work will be to recognize and measure the contribution of "embodied energy" contained in materials such as stone, brick, wood and other

resources, which were harvested from our environment years ago. They will also develop standards to give recognition to the use of high-performance plumbing, heating and air-conditioning systems, as well as energy efficient household appliances as they are incorporated into the rehabilitation of older buildings. Critical to this effort is understanding the thermal dynamics of building envelopes, and how energy efficiency can be improved without damaging historic buildings. Georgia Trust staff is currently writing grant proposals to finance this important and ground-breaking work.

No other state or organization in the nation has undertaken a similar effort.



ATLANTA, c. 1910. Lender ordered sale! Located in the heart of Midtown, overlooking Atlanta's Arts Center Complex, the Castle is one of the city's most architecturally unique buildings. Designed in 1910 by Ferdinand McMillan, it is rich with history and has become a fixture within Atlanta's art community. The 11,000 sq. ft. landmark benefits from large open floor plans and enticing architectural elements. Daniel Latshaw, CCIM, Bull Realty, Inc., 404.876.1640 x127, Daniel@BullRealty.com



ATLANTA, c. 1911. Beautiful historic building in prime Midtown Atlanta location. This 3,576 sq ft building is currently zoned RG3, and suitable for single or multifamily residential uses, or for a nonprofit organization/society. Situated on an 8,504 sq. ft. parcel, it is located on the edge of Ansley Park, directly across from the Piedmont Driving Club and Piedmont Park. Daniel Latshaw, CCIM, Bull Realty, Inc., 404.876.1640 x127, Daniel@BullRealty.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.



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

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@georgiatrust.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. \$475,000. **Now \$140,000.** Contact Kate Ryan, 404-885-7817, kryan@georgiatrust.org.



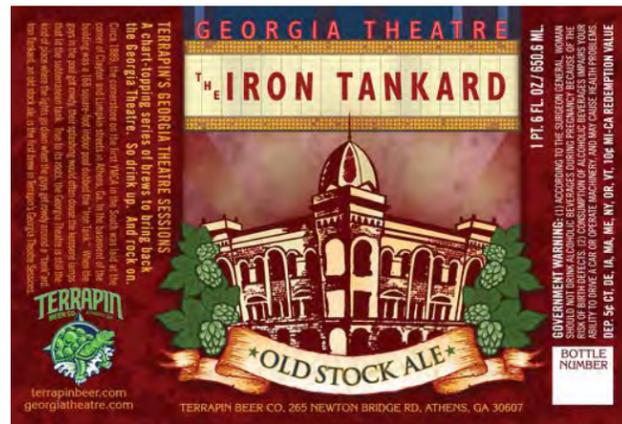
MADISON FOLK VICTORIAN
Madison, c. 1891. This folk Victorian style house was built by Joseph M. McLeRoy. According to historians, the property would have been a desirable location at the time, as it had close proximity to the railroad depots (Georgia Railroad arrived in 1841 and the Covington & Macon-later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

BUY A BEER SAVE A LANDMARK

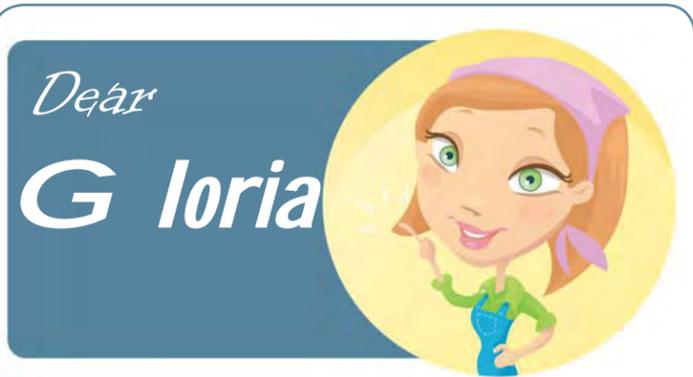
Terrapin Beer Co. is releasing a new series of beers that will be available only in Georgia. Funds generated from the series, "Terrapin's Georgia Theater Sessions," will go toward the rebuilding of the historic Georgia Theatre. Each release in the series will highlight a different era in the history of this Athens landmark. To sweeten the pot, each 22-oz. bottle will be in a sealed box, and one box of each release will contain a Golden Ticket. The Golden ticket will be a lifetime pass to the rebuilt Georgia Theatre.

The Georgia Trust has partnered with owners of the Georgia Theatre to set up a fund dedicated to the rehabilitation of the historic theater in Athens that was destroyed by fire last summer.

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



The Iron Tankard Old Stock Ale is the first of four beers in Terrapin's Georgia Theatre series. Aply named, the brew recalls the days when the Athens landmark was built as a YMCA in 1889 and featured an iron swimming pool in the basement.



Dear Gloria,
I hope you can help me. I have a Ranch style house that was built in the 1950s, and I'm considering replacing the windows because it gets a little drafty. I'm torn because I love the look of the original windows, but I hate being cold in the winter. How can I be green when my windows are letting out all the heat?

- Kate C. from Ludowici, Georgia

Dear Kate,
I absolutely love Ranch style houses, but one thing I love more are original windows. Have you considered installing interior storm windows and retaining the existing ones? Your heat will not escape, and you'll still have the look of your original windows to accent the exterior of your Ranch house. Keep warm this winter!

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.

2010 PRESERVATION GALA

On Friday, March 19, over 400 guests gathered at the elegant Goodrum House in Atlanta's Buckhead neighborhood to celebrate the home's upcoming restoration and to support the work of The Georgia Trust.

Photos by Ron Jones



1. Event chairs Ken and Tamara Bazzle, honorary chairs Elizabeth and Sheffield Hale
2. Wright and Antonia Mitchell
3. Teri and Mose Bond
4. John Woodham, Tad Brown, Mike Starr, Sheffield Hale
5. Mark and Carmie McDonald



2010 ANNUAL MEETING & SPRING RAMBLE

Georgia's Rome was the site of the 2010 Annual Meeting and Spring Ramble on April 9-11. Ramblers were treated to the historic treasures of this picturesque Georgia town.

1. Mark McDonald, Susan Starr, Kim Taylor
2. Event chairs Libby and Ira Levy

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2010 UPTOWN RHODES RACE

On Saturday, May 22, nearly 300 runners (and their four-legged furry friends) participated in the 2nd annual Uptown Rhodes Race.

TO VIEW A CALENDAR OF UPCOMING EVENTS, VISIT GEORGIATRUST.ORG.



1. Mark McDonald, Leah McBride, Janine DePree, John Dewberry of presenting sponsor Dewberry Foundation
2. Lynn Jackson, Carol Kussman
3. Jessica Brown and her four-legged friend

Anne Sheffield Hale, 76:
Storyteller was dedicated to historic preservation

Excerpt from an article by Rick Badie, Atlanta Journal-Constitution

When Anne Hale told a story, people listened. Most of her tales were steeped in all things Southern, of people, places and peculiarities that shaped the region's identity.

Born in Americus, she was the only child of parents who were educated elsewhere before returning home. Her late mother, Quenelle Harrold, graduated from Agnes Scott College and earned a master's degree in European history from Columbia University. Her late father, Frank Sheffield Jr., studied at the Tobias Matthay Piano School in London and returned to Americus.

"She grew up with a father who was a storyteller," said a son, Sheffield Hale of Atlanta. "She could do the voices and she had great delivery and timing. I can't tell you how many people have come up to me and told me that they would line up to hear her stories."

On May 30, Anne Sheffield Hale of Atlanta died from a suspected abdominal aortic aneurysm on the family farm in Marengo County, Ala. She was 76.

At 16, Mrs. Hale graduated from high school in Americus and enrolled at Sweet Briar College. She graduated cum laude in 1954 with a bachelor's degree in history. She eventually moved to Atlanta and in 1959, she married Bradley Hale, then a young attorney at the law firm of King & Spalding. After marriage, Mrs. Hale raised two children and supported various civic and intellectual endeavors.

She served on the board of the Rosalynn Carter Institute for



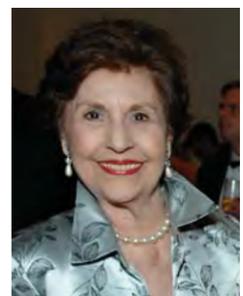
Anne Hale with her family at the 2010 Preservation Gala. (l to r) Ray Jones, Ellen Hale Jones, Elizabeth Hale, Sheffield Hale, Anne Hale, Bradley Hale

Caregiving, based at Georgia Southwestern University in Americus. She also served on the board of the Wolf Trap Foundation for the Performing Arts near Washington, D.C., and was Georgia chair of the National Cathedral Association.

Mrs. Hale was a member of the Georgia chapter of the National Society of the Colonial Dames, a historic society whose members must be lineal descendants of an ancestor who served the country before July 5, 1776.

In 2008, the Georgia Trust for Historic Preservation presented her with its chairman's award, given to individuals for a lifetime of dedication to historic preservation.

"Her financial generosity was matched by her understanding and support of the issues," said Mark C. McDonald, Georgia Trust president and CEO, who has known the Hales for many years. "Anne came from a family that has always been concerned about the cultural heritage of Georgia. She made important contributions to historic preservation in Americus, statewide and nationally."



Betty Hollister passed away on May 21, 2010 after a brief illness. A longtime supporter of The Georgia Trust, Betty could always be seen at annual Preservation

Balls, including the Trust's most recent Preservation Gala. As an editor at *Southern Seasons* magazine, Betty supported The Georgia Trust and Hay House by marketing numerous fundraising events in the magazine's social calendar.

Betty's charming presence, warm personality, and glowing smile will be remembered fondly. Always a delight to work with, she will be dearly missed.

Our thoughts and prayers are with her husband, John, her family and friends.

Frank Appler Philips, Jr., charter member of The Georgia Trust, passed away on May 5, 2010 at his home in Spring Harbor surrounded by his family. Frank Philips was born in Columbus, GA on October 14, 1920. He began his college years at Emory-at-Oxford and transferred to Emory University in Atlanta, GA earning an A.B. degree in Sociology in 1942. During World War II, he studied aircraft maintenance and engineering at the Curtis Wright Technical School in Glendale, CA and served his country in the U.S. Army Air Corps Troop Carrier Command from 1943 until December 1945. At that time he returned to Columbus to head the family business, Philips Wholesale Hardware and Supply Company. Over the next 26 years, he grew the company to be one of the largest wholesale hardwares in the Southeast.

Our condolences go out to his family.



James "Hook" Birdsong passed away unexpectedly on May 19, 2010 at the age of 79. He was a veteran of the U.S. Army, having served in the

Korean War from 1952 until 1953 with the Corp. of Engineers, obtaining the rank of Sergeant.

Recently Mr. Birdsong and his wife Cherrye generously opened their home, Colonial Heights, to Ramblers during the Spring Ramble in Rome.

Mr. Birdsong was an author and historian having published his book *Land Where Our Fathers Died*, a novel based on his home. We send our deepest sympathies to his family.

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WELCOME NEW MEMBERS

(Feb. 16, 2010 - May 15, 2010)

Individual Atlanta

- Mopsy and Doug Aldridge
- Stacy Antje Bredendieck
- Vivian Bencich
- Ben Barkley
- Grace and Joel Barr
- Carey and Doug Benham
- Mari and James Buchman
- Paul Burke
- Mera Cardenas
- Maria Ceballos
- Susan and Mike Conger
- Cynthia and Malcolm Davidson
- Catherine Dorn
- Betty and Bob Edge
- Sally Edwards
- Ree and Ralph Edwards
- Will Etheredge
- Martha Fleming
- Shannon and Larry Gillespie
- Deby Glidden
- Henry Harris
- Ann and Pegram Harrison
- Sandra Harsh
- Jenn and Tom Hayes
- Andy Heyward

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- Katie Hughey
- Bahman Irvani
- Walter Jospin
- Charles D. Joyner
- Larren Keese
- Jeff Kellar
- Courtney Lankford
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- Deborah Miller
- Sue and John Mobley
- Louise and Steven Moreland
- Hilary Morrish
- Kim and Tom Newman
- Kevin Novak
- Craig and Douglas Perry
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- Buff and Kirk Quillian
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- Marsha and Al Scott
- Timothy Sheehan
- Knowlton Shelnut, Jr.
- Christopher Simon
- Jeremy Smearman
- Samantha Steates
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- William Vesely
- Greg Walbridge

- Lynn and Lee White
- Barbara A. White
- Charles W. Wright

Alpharetta

- Richard Whitner

Bogart

- Tom Landrum

Culloden

- Martha Hampton

Decatur

- Susan Vann

Fayetteville

- James Clark

Madison

- Rose Ann Weaver

McDonough

- Karla Scarzafava

Peachtree City

- Pat King
- Todd Strickland

Rome

- Leamon Scott

Sandy Springs

- Elizabeth Carver
- Andrew and Lisa Hasty

Savannah

- Barbara Kendall
- Westley Ivor
- James J. Buchman

Smyrna

- Susan Woodhall

Stone Mountain

- Sarah Jackson

Tyrone

- Gary Velclotch

Amelia, Florida

- Mary Jean Eaves

Business Atlanta

- AAA Parking
- Affairs to Remember
- Atlanta Event Center at Opera
- The Atlanta Cupcake Company
- Bold American Catering
- BYN Mellon
- Center for the Puppetry Arts
- Cover Ups Chair Cover Rentals and Specialty Linens
- Glenn Epting Interior Design
- H. J. Russell & Company
- JEZEBEL Magazine
- Low Country Barbeque
- Masterpiece Events
- Minuteman Press
- Murphy's Restaurant
- Parties to Die For
- Santa in Atlanta

Sherwood Forest

- Garden Club
- Southern Seasons* Magazine
- Sun in My Belly
- Wells Fargo Insurance Services
- Whole Foods Markets
- Ponce de Leon
- Vulcan Materials Company

Tyrone

- Gunnin Graphics

Dayton, Ohio

- Lexis Nexis

UPGRADES Individual

- Chairman's Circle
- Mr. G. Kimbrough Taylor and Ms. Triska Drake

Presidential Circle

- Mrs. Natalie W. Parker

Heritage Contributor

- Mr. & Mrs. William Dunn Wansley

HAY HOUSE MEMBERS Individual Gold

- John and Dottie Houser

- Bronze
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- Dr. and Mrs. Joshua Groves
- Charles Stroud
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 Stay up-to-date on Georgia Trust news and events. Go to www.GeorgiaTrust.org to sign up!

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Virginia & King Solomon

Dr. Ralph Newton
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Glenn "Robi" Roberts
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IN HONORARIUM
Katey Brown
 Mark C. and Carmie Jones McDonald

GEORGIA TRUST STUDY TOUR
Tour Palm Springs this Fall!

How can one city combine the beauty of nature with the allure of nightlife? It's possible in Palm Springs. Join our select group for a look at this unexplored city-in-the desert. Space is limited! Reservations required. Book NOW to hold spaces.

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





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Discover Atlanta's intown architectural treasures and experience the charm of this Southern city on an early fall weekend, when the traffic is lighter and the pace is slower.

During the Ramble, you'll tour sites such as the famous Fox Theatre; Oakland Cemetery, where golfing legend Bobby Jones and Margaret Mitchell rest; and fabulous homes in Ansley Park, Inman Park, and other intown neighborhoods, Atlanta's oldest "suburbs." We'll be sure to provide good maps and a variety of accommodation options.

Don't miss this action-packed weekend full of the best that the New South has to offer! For more information, visit www.GeorgiaTrust.org or contact the Trust's Special Events Department at 404.885.7812 or SpecialEvents@GeorgiaTrust.org.

OLD CHARM MEETS NEW SOUTH

The Georgia Trust Fall Ramble
September 10-12, 2010
ATLANTA, GEORGIA



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