

The Rambler

The Publication of The Georgia Trust for Historic Preservation
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Winter 2010

Revolving Funds Life Support for Endangered Properties

Plus

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The Rambler is a 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.*



Mark C. McDonald
President & CEO of The Georgia Trust

ENDANGERED PROPERTIES PROGRAMS INSURE PRESERVATION

In the 1950s Savannahians began the modern historic preservation movement in Georgia when they founded the Historic Savannah Foundation. Efforts to save Savannah's beautiful City Market had failed even though public opinion was strong in favor of preservation. The City of Savannah owned the building and chose to pull it down and put up a parking deck.

The leaders of the nascent preservation movement learned the lesson that the owner of the land under the building can control its future. Historic Savannah Foundation put this principle in practice when it purchased the Davenport House in 1955 and started one of America's first revolving funds in 1959 by purchasing Mary Marshall Row, a circa 1850s three-and-a-half story four-unit townhouse. Success in reselling Marshall Row lead Historic Savannah to continue this work and to this day the organization operates an Endangered Properties Fund in far-flung historic districts all over Savannah.

Other cities in Georgia have used the Endangered Properties/Revolving Fund concept to save a great number of historic buildings. Augusta, Columbus, and Macon have all had very productive programs. The Georgia Trust began its statewide Endangered Properties program in 1990, when the Trust acquired the Terrell-Stone House in Sparta. The Georgia Trust program works like a traditional revolving fund; we buy, option or have donated an endangered historic building and then look to resell it to a person who will rehabilitate it. The sale is governed by a preservation easement and retention of a façade easement.

These real estate based preservation projects are, in my opinion, the state-of-the-art for conserving land and historic buildings. That is why we are pleased that the Connecticut-based 1772 Foundation funded our Endangered Properties Institute which was held in late November. Twenty representatives from over a dozen historic preservation and conservation organizations attended a full day of classes and left with a handbook which contained legal documents that can be tailored to the requirements of each organization, which were drafted by real estate attorney Jane M. Haverty of Smith, Gambrell and Russell. We hope the Endangered Properties Institute will usher in a new activism amongst Georgia preservationists. Thank you to the 1772 Foundation for its sponsorship of this program and to Jane Haverty. 



RHODES
HALL

Music Aficionados Take Note!

On February 28, a handpicked group of talented students from the **McDuffie Center for Strings** will fill Rhodes Hall with glorious sound. This *Classics at the Castle* concert features quartets and duets performing on a variety of stringed instruments including violin, viola and cello.

The performers appear courtesy of Robert McDuffie, famed violinist, founder of the Center, and *Classics at the Castle* alumni. The students are finishing their studies at the prestigious institute, located in Macon within Mercer University's Townsend School of Music. In its fourth year, the McDuffie Center offers conservatory-quality music training within a university setting, allowing students to obtain both a quality music and academic education.

A reception with the artists will follow the performance. You won't want to miss this opportunity to experience gorgeous music performed by well-trained, rising talent in an elegant, intimate setting.

The concert begins at 2:00 pm, Sunday, February 28. Tickets are \$40 for Georgia Trust members and \$60 for non-members (and includes a one-year membership).

To purchase tickets, please visit the Georgia Trust website at www.georgiatrust.org or call 404-885-7812.

For more information about the McDuffie Center for Strings, visit their website at www.mercer.edu/mcduffie.



Macon Gardens Mansions & Moonlight

April 30 - May 2, 2010

Hay House presents three distinctive tours April 30 - May 2, featuring Macon's finest private homes and gardens.

This fun-filled weekend also includes a FREE Garden Market on the Hay House lawn with specialty vendors and a fabulous schedule of complimentary seminars. The 2010 Featured Seminar Speaker is Tara Dillard. Check out her blog at taradillard.com!

For more information and tour tickets, please call 478-742-8155 or visit HayHouse.org.

Secret Gardens | Historic Homes | Garden Market

Mark Your Calendars

March 19, 2010

Preservation Gala

Goodrum House, Atlanta

Enjoy a spectacular evening of fine cuisine and music.

Visit georgiatruster.org or call 404-885-7812.

March 23, 2010

Places in Peril Spotlight Event: Dodge County Jail

Eastman, Georgia

Learn more about this historic jail and how you can help.

Visit georgiatruster.org or call 706-506-9864.

April 9 - 11, 2010

Annual Meeting & Spring Ramble

Rome, Georgia

Explore the rich, colorful history of Rome. Tour private homes not open to the public.

Enjoy dining with fellow Ramblers. Visit georgiatruster.org or call 404-885-7812.

April 17, 2010

Places in Peril Workday:

Paradise Gardens

Chattooga County, Georgia

Play in the dirt and help save one of our *Places in Peril*.

Visit georgiatruster.org or call 706-506-9864.

April 24, 2010

Places in Peril Workday:

Central State Hospital

Milledgeville Georgia

Here's an opportunity to do some hands-on, on-site, preservation work!

Visit georgiatruster.org or call 706-506-9864.

April 30 - May 2, 2010

Macon Gardens, Mansions & Moonlight

Macon, Georgia

Tour Macon's finest private gardens and grand historic homes. Call 478-742-8155.



Sheffield Hale
Trustee and former Chairman of the Board of The Georgia Trust

A PLAN TO SAVE ATLANTA LANDMARKS

The Georgia Trust for Historic Preservation recently placed the historic buildings on the Morris Brown College campus on its 2010 *Places in Peril* list of the state's top ten endangered places. These buildings, which were the original campus of Atlanta University, the first college in the state established to educate freed slaves, are some of the most significant threatened buildings in the city. It was in Fountain Hall (historically known as Stone Hall), a National Historic Landmark built in 1882, where W.E.B. Dubois maintained an office from 1897-1910, an office that remains intact today.

The *Places in Peril* designation along with recent articles in the AJC on the status of Morris Brown's ability to continue as a going concern, serve to remind us of the importance

of the institutions comprising the Atlanta University Center to the economic and cultural fabric of Atlanta. In this time of extreme economic stress it seems particularly appropriate to step back and ask the question: how can the city use its limited financial resources to enhance the viability of its critical economic engines — in this case the largest concentration of historically black colleges and universities in the world.

With the acquisition of the papers of Martin Luther King Jr. in 2006, the community's desire to have a museum that would highlight Atlanta's role as the headquarters of the Civil Rights Movement gained new momentum. Under the leadership of former Mayor Franklin, the ambitious idea of a Center for Human and Civil Rights took form with: the generous donation of land by the Coca-Cola Company at Centennial Olympic Park; an authorization of \$40 million of city bonds (\$12 million of which was recently used to pay off the balance on the loan securing the Morehouse College Martin Luther King Jr. Collection); and an exciting design for a world class museum with a total projected cost of \$125 million. With the "Great Recession" upon us, I suspect completion of the project with its self-declared "critical success factor" of "opening debt free with a substantial endowment" has become a more challenging goal to achieve.

The election of a new mayor and city council coping with this recession provides us with an opportunity to explore a "plan B"-- one which might establish a world class museum and academic resource while strengthening the institutions comprising the Atlanta University Center -- all at less cost and perhaps with greater long-term community benefit than locating the facility on Centennial Olympic Park.

Incorporating the original Atlanta University campus buildings into a redesigned human and civil rights museum is contextually and practically appropriate. Located on land originally donated by the Freedman's Bureau, with plenty of available land for compatible additions and parking, the Atlanta University Center has an unparalleled history of producing the intellectual and moral leadership of the civil rights movement from the "Souls of Black Folk" to Martin Luther King Jr. Education (especially education of women) is seen worldwide as the key to establishing an ethic of human rights. The Atlanta University Center schools would benefit from a Center for Human and Civil Rights that would bring prospective students to their campus and provide an ongoing opportunity to welcome not only the Atlanta community but the world.

This potential alternative in no way criticizes the vision of the current Center for Human and Civil Rights. It only suggests that the city might be at a "stop, look and listen" moment to see if an economically, culturally and environmentally sustainable "Plan B" might make sense given new economic realities. 🏠

Editor's Note: This editorial was originally published in the Friday, January 1, 2010 issue of The Atlanta Journal-Constitution.

PLACES IN PERIL

It Takes a Village

The Georgia Trust's *Places in Peril* program is working with communities to save our state's treasures. Grassroots efforts have never been more important, especially when raising funds for the preservation and rehabilitation of these sites. A workday can be one of the simplest ways to achieve results for a historic place. It allows people to contribute to a project beyond a financial donation, to work with their own hands and to develop a vested interest. Currently we are planning workdays at two *Places in Peril* sites, Paradise Gardens and Morris Brown College.

At Paradise Gardens, the four-acre swampland that Howard Finster transformed needs continual maintenance to remain dry. On April 24, the public will have the chance to help with clearing the canals as well as working on the conservation of a very unique folk art site.

The campus at Morris Brown College contains several structures that need help immediately to correct problems that will help the buildings until full restorations of the buildings can occur. The Georgia Trust and Morris Brown alumni are currently planning a workday for this May to ensure that further deterioration is reduced.

Many concerned Georgians may not have millions to donate towards worthy restoration efforts, but what they do have is their own two hands and the ability to give themselves. For more information about upcoming events with *Places in Peril*, contact Jordan Poole at jpoole@georgiatrust.org.



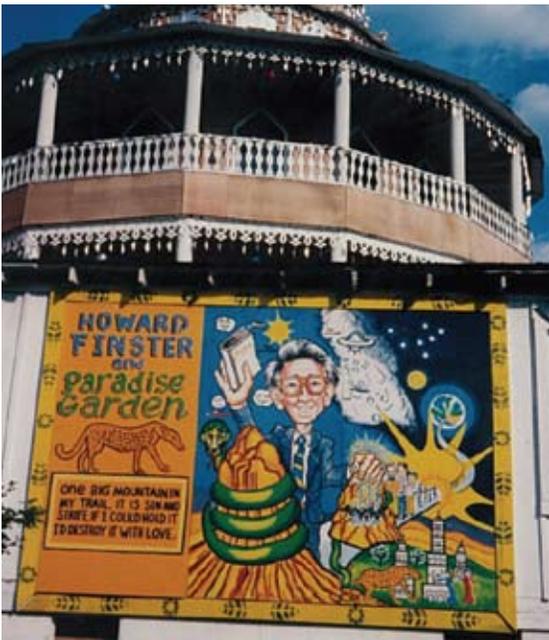
Historically known as Stone Hall, Fountain Hall is one of a few historically significant buildings that are endangered on Morris Brown College's campus.



525 N Pine Hill Road Griffin, GA 30223



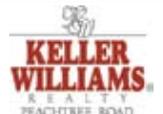
Spalding c. 1845. Hunt-Duke House. Listed on National Register of Historic Places. 5BR/4.5BA on 8+ Acres located on the 3rd Hole of the Griffin Country Club Golf Course. Relocated from Downtown Griffin and rebuilt in 1978. Systems modernized while historic charm and significance maintained. High ceilings, large rooms and incredible details will transport you to a different era! Offered at \$700,000



Paradise Gardens, Summerville, Chattooga County



Rich Richardson
Keller Williams P'tree Rd
Office 404-419-3660



Revolving Funds: Life Support for Endangered Properties



Cabaniss House, Jones County.
Inset: Cabaniss House before the Trust stabilized it.

It's not clear where the concept of revolving funds originated, but it is certain that they have become an important tool for saving historic endangered properties. Many preservation groups in Georgia and across the nation have revolving fund programs, where an organization (like The Georgia Trust) acquires a historically or architecturally significant property through donation or purchasing options, and then resells it to a buyer who agrees to rehabilitate the property appropriately. Protective covenants, in the form of a preservation easement, are attached to the deeds to ensure that the historic integrity of the property is retained, which means that the handcrafted one-of-a-kind balustrade on the front porch will be enjoyed by generations to come.

Purchasing a property through a revolving fund not only ensures that the historic building is preserved and protected, but also provides valuable tax credits to the new owner. Thanks to a state bill (House Bill 851) that passed a year ago, owners in Georgia can obtain a tax credit in the amount of 25% of the total rehabilitation cost.

Clearly revolving fund programs are a win-win situation for everyone. They help revitalize deteriorating neighborhoods and drastically improve historic communities and downtowns, as seen throughout Georgia.

The Georgia Trust

The Georgia Trust's Revolving Fund program was established in 1990, when the Trust acquired the Terrell-Stone House in Hancock County. The house sold a year later, making it the first property saved by the Trust's revolving fund.

Perhaps the best success story of the Trust's Revolving Fund program is that of the Cabaniss-Hungerford-Haberry House in Jones County. Listed on the National Register of Historic Places, the Cabaniss House is perhaps the only remaining house of its form in Georgia. It is a vernacular example of Jeffersonian Classicism and was constructed on land that the Creek Indians ceded as late as 1802. The house was built by George Cabaniss, who was born in 1744 and served as a soldier in the Revolutionary War.

When the Trust acquired the house, the property had been abandoned for several years, was overgrown with weeds, and needed immediate intervention.

From the first day the Cabaniss House was on the market, when nearly 200 prospective buyers showed up to view it, there had been a great deal of interest in the property. However, no one made an offer. It was clear that no one was going to buy the house in the condition it was in at that point in time.

The Trust invested in stabilizing the home — performing structural work and foundation work, repairing the roof and making other necessary repairs to ensure its safety and endurance — in all weather.

After being on the market for nearly four years, the house sold in 1999 to Philip Walden, Jr., a member of The Georgia Trust's Revolving Fund committee at the time. As a teenager, Walden visited his uncle who lived five miles from the Cabaniss House. While on those visits, Walden rode his motorcycle on the back roads to the house and explored it with a friend. Buying the house rekindled his past connection with the house.



429 Second Avenue is currently being rehabilitated through Historic Columbus' Revolving-Development Fund.

PRESERVATION EASEMENTS

Frequently Asked Questions



Savannah's Mary Marshall Row, before and after revolving fund.

Savannah

Georgia's first revolving fund was pioneered in Savannah in 1959 when four individuals from the Historic Savannah Foundation (HSF) put up \$10,000 of their own money to buy an 1850's row house called Marshall Row. This three-and-a-half story Greek Revival four-unit row house had been acquired by a demolition

contractor solely for the Savannah grey bricks.

The building was purchased, subdivided into its original four houses and resold for \$2,500 each. This remarkable success gave rise to Savannah's legendary program which revitalized a great deal of Savannah National Historic Landmark District. Former slums were turned into active thriving communities around Pulaski, Troup, Warren, Washington, Monterey and Whitefield Squares.

HSF continues to use its Endangered Properties Fund to save historic architecture and revitalize communities. Recently over 20 buildings in the Lincoln Street neighborhood have been saved and new houses for middle income persons have been constructed. HSF holds preservation easements on over 400 historic buildings to date.

Columbus

Revitalizing the entire Columbus Historic District was one of the original goals of Historic Columbus Foundation's founders back in 1966. Since then, over 70 properties have come through Historic Columbus Foundation's Revolving-Redevelopment Fund and much of the 26-block Columbus Historic District has been rehabilitated. Now the last remaining portion of the Columbus Historic District is starting to undergo revitalization thanks to the joint efforts of Historic Columbus Foundation, the Columbus Historic District's neighborhood organization, the Historic District Preservation Society (HDPS), the City of Columbus, and other stakeholder groups.

In 2008, Historic Columbus Foundation (HCF) purchased the Craftsman style house at 429 Second Avenue, located in the southeastern corner of the Columbus Historic District. HDPS and Historic Columbus Foundation formed a joint effort to rehabilitate 429 Second Avenue, a work that is still in progress. For the past two years, HDPS has not only served as the project manager for the restoration, but they have also volunteered their knowledge, expertise, and manual labor to this project. HDPS members

(continued on next page)

WHAT IS A PRESERVATION EASEMENT?

A preservation easement is a legal interest which regulates changes to a historic building and its land and may be given or sold by a property owner to a charitable organization.

Once recorded, an easement becomes part of the property's chain of title and 'runs with the land' in perpetuity, thus binding not only the present owner who conveys it but all future owners as well.

A preservation easement gives The Georgia Trust for Historic Preservation the legal authority to enforce its terms. These terms create covenants prohibiting the owner from making alterations to the property without prior review, consultation and approval by The Georgia Trust. The easement also imposes positive covenants that require the owner to maintain it in a certain physical condition.

WHAT ARE THE BENEFITS OF DONATING AN EASEMENT?

Donating an easement protects a significant property even after an owner has sold or bequeathed it; provides income, gift, and estate tax advantages for the donor and in Georgia, property tax advantages; and enables preservation organizations and public agencies to protect properties against adverse changes through acquisition of a partial interest rather than assumption of the full burden of property ownership.

HOW DOES AN EASEMENT PROTECT PROPERTY?

The easement holder has the right to review and approve proposed alterations to a structure or its setting and to enforce the easement terms in the event of a violation.

HOW IS AN EASEMENT VALUED?

Valuation, made by a professional appraiser, is typically the difference between the fair market value of the property before and after the grant of an easement. An easement may reduce the market value of a property because it restricts development rights.

For more information on revolving funds and easements, visit www.georgiatrust.org.



All the comforts of a modern home were added to 1525 Coleman Avenue in Macon, all while maintaining its historic integrity.

Macon

Historic Macon has used revolving funds since the early 1990s to revitalize historic neighborhoods. Early efforts focused on the Huegenin Heights Historic District, a historic neighborhood consisting of two-story Queen Anne and Classic Revival style houses averaging 2,300 square feet, built in the late 1800s.

Begun in 1994, a total of 16 houses were rehabilitated for

have invested hundreds of hours of sweat equity in this project, as well as raised funds through many neighborhood events.

Within a few months the rehabilitation of 429 Second Avenue will be complete, and it will serve as a catalyst for the revitalization of the overall area. After honoring the tremendous efforts of HDPS, Historic Columbus will actively search for a new owner for the property. While this story is not finished, it is a great example of how partnerships make preservation happen. For more information on 429 Second Avenue, call Historic Columbus Foundation at 706-322-0756.

single-family owners. The objectives of the project were to restore the neighborhood to predominately owner-occupied residential status and to create an environment where residents' pride in their neighborhood would reduce crime and maintain the properties.

The project was a tremendous success. In 1992, the neighborhood had 189 police calls recorded in seven months. In the same seven month period in 1997, only 29 calls were reported. That is a reduction of 85%. The project garnered national acclaim and was featured on a National Trust of Historic Preservation tour in 1998 and on HGTV's "Restore America."

In 2001, The Georgia Trust awarded Historic Macon with an Excellence in Rehabilitation award.

Historic Macon's revolving fund has been revitalized recently by a grant from the John S. and James L. Knight Foundation. The current focus is the working-class homes in the Beall's Hill neighborhood. A recent success is the rehabilitation of the 1910 Craftsman style bungalow located at 1525 Coleman Avenue. After significant investments through Historic Macon's revolving fund, the charming home now features all the comforts of a modern home, such as energy-efficient upgrades, refinished hardwood floors, and granite counters, while maintaining the historic integrity of the house.

This historic house sold four days into construction to a first-time homebuyer who manages the local coffee shop and wanted a house where he could walk to work and enjoy an urban lifestyle.

Augusta

Historic Augusta was founded in 1965, and by the early 1980s its revolving fund had been nearly depleted. Almost all of the money in the fund was tied up in property, and due to soaring interest rates, nobody was buying real estate. Historic Augusta was advised to sell the properties at a loss, which they reluctantly did.

Fast forward to the early 1990s, when the city of Augusta approached Historic Augusta about purchasing two early-20th century commercial buildings for the purpose of reselling them to preservation-minded buyers. The buildings were located in the 900 block of Broad Street, Augusta's downtown thoroughfare.

Historic Augusta had the resources and expertise to sift through the complex ownership of both buildings, which were tied up in estates. With a Special Purpose Local Option Sales Tax (SPLOST) grant from the city, Historic Augusta was able to purchase the two downtown buildings in 1994.

At the time, Historic Augusta was active with its Main Street Program, had recently purchased and rehabilitated offices around

Blue Historical Georgia plate
Georgia Trusts, Recording
Oglethorpe and others in London.
Images by Stephanie Roberts.

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Revolving 982 and 984 Broad Street in Augusta not only revived the 900 block but also Historic Augusta's Revolving Fund.

the corner, and was instrumental in the creation of Artists' Row in an adjacent block. So when Historic Augusta purchased these two buildings on the 900 block, its reputation provided credibility and security to private investors who might not have otherwise had the confidence to invest in that area.

In 1997 preservation-minded buyers were found for each building. Revolving these two properties did two important things for Historic Augusta. First, the purchase, sale and subsequent preservation of these buildings served as a catalyst for the revitalization of the 900 block of Broad Street and beyond. Second, the proceeds of the sale, including the funds that were granted to Historic Augusta in order to purchase the properties, became the corpus of the organization's revived revolving fund.

Americus

A few years ago, Sumter Historic Trust in Americus started raising money to establish one of Georgia's newest revolving fund programs. Their original goal was to have \$50,000 in the revolving fund account before taking on their first project, which they assumed would be a fairly modest. However, as luck would have it, a property so historically and architecturally significant became available that they knew they had to step in and help immediately.

Wasting no time, Sumter Historic Trust bought the property, one of the oldest houses in Americus and the only surviving antebellum Gothic

Revival style house in the area. Known as the Eldridge House (c. 1853), the residence at 202 West College Street has nearly all of its original architectural details intact including the interior trim, mantelpieces, doors and flooring. Even the lace-like wooden bargeboard adorning the exterior's sharply-peaked center gable and dormers is original—a true diamond in the rough.

When Sumter Historic Trust acquired the property, it needed a great amount of rehabilitation work including a new roof, wiring, plumbing, heating and air conditioning, as well as extensive plaster and carpentry repair to bring it up to modern standards of comfort. Sumter Historic Trust took great care to preserve the historic integrity of the house.

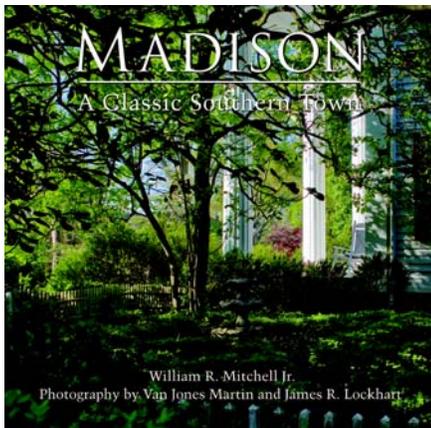
With the help of generous donors and fundraising events, the Sumter Historic Trust is nearing completion of their first revolving fund project. For more information regarding the Eldridge House, call Sumter Historic Trust Revolving Fund Chair Charles Crisp at 229-938-4127.

These success stories are only a small sampling of the amount of endangered properties that have been saved through revolving funds. For more information about The Georgia Trust's Endangered Properties Revolving Fund or to view properties available for sale, see page 12 or visit www.georgiatrust.org.



Construction is nearing completion on the Eldridge House, Sumter Historic Trust's first revolving fund property.

Special thanks to Elizabeth Barker and Justin Krieg, Historic Columbus Foundation; Charles Crisp, Sumter Historic Trust; Julia Jackson, Historic Augusta, Inc.; and Josh Rogers, Historic Macon.



Madison, A Classic Southern Town

by William R. Mitchell, Jr.

A two hundred page, full color, wonderfully photographed and written book on Madison's and Morgan County's incomparable architecture and landscapes accompanied by an illustrated historic timeline and text. This volume will be similar to the beautifully rendered books published on New Orleans, Savannah, Charleston, and Natchez.

First Edition ~ Pre-Sales Now ~ Available Early 2010

City of Madison Bicentennial Committee
Contact Monica Callahan, (706) 342-1251 x207, mhcallahan@madisonga.com

MAIN STREET DESIGN ASSISTANCE

West Point, Georgia

This is the second in a series of articles showcasing the results of successful collaboration between the Georgia Trust for Historic Preservation and the Georgia Department of Community Affairs in providing design assistance to member cities of Georgia's Main Street and Better Hometown Programs. For more information please visit www.georgiatruster.org or www.mainstreetgeorgia.org.

Complementing the new KIA plant in this small city (population 3,400) are a host of preservation and design initiatives, many of which pass through the office of the West Point Better Hometown Program. These efforts seek to preserve, re-use and showcase the unique historic fabric of downtown West Point while making it more attractive and comfortable for visitors and locals alike.

West Point has routinely utilized the design assistance services of Georgia's Main Street program since achieving Better Hometown certification in 2001. Already in 2009, eight projects, including building facades, gateway signage and park designs, have been given direction by the team. The former Adcock's store on 3rd Avenue, shown below, is one of them. Carmine Fischetti, a senior design manager employed by the



With help from the *Main Street Design Assistance* program, this facade was recently rehabilitated to include a storefront more compatible with its 1929-era appearance.

Georgia Department of Community Affairs (DCA), is happy with the increased workload created by preservation-focused projects in West Point: "Honestly, for a long time nothing changed in downtown West Point. But big changes brought by KIA mean that West Point is becoming a place where people want to be. Downtown is at the



Rendering created by the *Main Street Design Assistance* designers before construction



1929 view

Georgia Theatre Update

Following its devastating fire on June 19th, efforts to save and rehabilitate the Georgia Theatre have received continued attention both locally and nationally. Theater owner Wilmot Greene's dogged efforts include hiring Davis Architects to assist with the rehabilitation project, which will bring the theater up to modern codes and redesign the rooftop to allow for additional functional space. Plans for the theater's rehabilitation were presented and approved by the Athens Historic Preservation Committee in late October.

Also in late October, the Zac Brown Band hosted a benefit concert and auction at the Fox Theatre in Atlanta to raise

money for the Georgia Theatre's rehabilitation. Joined by Shawn Mullins, Little Big Town, Kid Rock and others, the Zac Brown Band's concert successfully raised over \$75,000 for the Georgia Theatre Rehabilitation Fund, managed by The Georgia Trust. The Georgia Theatre also recently announced its capital campaign, known as "Band Together". With donor levels ranging from "Roadie" to "All Access Backstage Pass", Greene is hopeful that the capital campaign's success will allow the theater to reopen by New Year's Eve 2010. For more information about the Georgia Theatre and to donate to the Georgia Theatre Rehabilitation Fund visit our website at www.georgiatruster.org.

Hay House Dining Room Restoration Underway



Over the years the building's facade underwent many changes.



A design revision became necessary when rehabilitation uncovered architectural details previously thought to be lost.

center of that excitement, with new businesses moving in and their owners showing interest in historic buildings.”

Better Hometown program manager Buffy Ferguson gives credit for keeping things on track to the design team, especially Fischetti and UGA architectural designer Julien deRocher:

“We are thrilled to have so much going on in our town. But we would not be nearly as successful without the help of DCA and the Better Hometown Program. Carmine and Julien have provided an invaluable service to the City of West Point, and we look forward to working with them on future projects.”

Fischetti, deRocher and Georgia Trust designer Evan Thibeault compose the full-time staff at the Athens-based studio.

Congratulations

Congratulations to Jackson Spalding, one of the largest independent marketing communications firms in the Southeast. Jackson Spalding won The Atlanta Union Mission’s annual Lamplighter Award, which recognizes corporate excellence in philanthropy.

Jackson Spalding recently donated their services to The Georgia Trust in preparation for the 26th annual Preservation Gala, *A Fine Feathered Fête*, on March 19.



Hay House Dining Room, c. 1893.

Restoration of the dining room of Hay House began in July of 2009 with the ultimate goal of completion by Christmas of 2010 to mark the sesquicentennial (150th) anniversary of the year that the house was completed (1860). The Restoration Committee met for a full-day work session to study historic photographs, paint analysis reports conducted by International Fine Arts Conservation Studio (IFACS), and furniture and decorative arts in collections storage. One of the first steps made toward the goal of returning the dining room as much as possible to the Johnston era (c.1860) was the removal of Felton-era (c.1890s) cabinets from either side of the fireplace and the “Seasons of the Vineyard” stained glass window in the alcove. The four carved cabinets have been professionally cleaned and will remain on display on the ground level in the Exhibit Hall, where the cabinets can provide a safe exhibition space for the collection of hand-painted porcelain plates and other decorative arts. The removal of the cabinets revealed original sections of an early linoleum (c. 1870s), featuring red and blue squares with an embossed gold design. The Restoration Committee is currently exploring options for reproducing this pattern on a similar material as part of the restoration.



The removal of the cabinets revealed original sections of an early linoleum (c. 1870s).

SELLING

The Georgia Trust Sells the E.M. Rogers House

On December 2009, The Georgia Trust sold the E.M. Rogers House through its Revolving Fund. Located in Adel, the house was left to The Georgia Trust by Mary Broadhurst with the intention that it would be sold and preserved in perpetuity. With the dedicated assistance of Gail Hughes and the Cook County Historical Society, The Georgia Trust was able to find a buyer able to rehabilitate and maintain this wonderful historic house.

The buyer, Mr. Timothy P. Schmalz, currently lives and works in Canada. A renowned sculptor whose works can be found throughout Canada, the U.S. and abroad, Mr. Schmalz is also a history enthusiast who intends to use the Rogers house as a history museum while exhibiting his original artwork on the grounds. With work on the house's exterior well underway, Mr. Schmalz is excited by the progress of the rehabilitation project and is looking forward to finding inspiration in Georgia for future works of art.



BUYING

The Georgia Trust Buys Endangered House in Madison

The Georgia Trust recently purchased 399 West Jefferson Street in Madison. The Folk Victorian style house was built c. 1891 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).

To learn more about the Trust's *Endangered Properties for Sale*, visit www.georgiatruster.org.



Rhodes Hall Receives Deep Cleaning



We can all agree that what historic and endangered places need most is loyal friends. Rhodes Hall has long had such a friend in Susan Starr, and all of us on the Georgia Trust staff are seeing the old place in a new way, thanks to her attentions.

A former emergency room nurse, Susan has seen her fair share of tough cases, and it is her background, perhaps, that compels her to tend to Rhodes Hall. For the past several weeks, without any true break for the holidays, Susan has given the house days of much needed attention. While the work is far from glamorous, Susan has scrubbed, waxed, refinished, polished, brushed, swept, and dusted. Susan's work has reminded us that we have the privilege of overseeing a grand manse, a place that shines when properly kept.

All of us at the Trust are grateful that fate brought Susan to this city and to this house. Her efforts have led to significant improvements in our workplace and a new appreciation for this great house.



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. A new roof was installed in 2006. Recently the back wall and the 1st, 2nd & 3rd floors were stabilized. The 1st floor has a completely new flooring system. \$198,000. For more information & photos concerning this property, please contact Amanda Glover, 229-248-2000 ext. 123 or aglover@bainbridgecity.com.

TALKING WALLS

The Georgia Trust Receives \$10,000 Grant for Talking Walls

This year, through a \$10,000 grant from the Georgia Humanities Council, The Georgia Trust was able to expand its *Talking Walls* program to support five workshops offered by four different organizations: Hay House, DeKalb History Center, Thomasville Landmarks, and Cobb Landmarks. The Georgia Trust would like to express its gratitude and offer thanks to the generous grant from the Georgia Humanities Council, the continued support of the Williams Foundation, and the hard work and dedication of each *Talking Walls* facilitator and participant.



BUFORD, c. 1925. Historic Daisey Shadburn Residence, a brick and stucco Arts & Crafts bungalow. 3,260 sq. ft. home, restored and currently used as a corporate office. Situated on corner lot on Main Street. Within walking distance of downtown, it could be easily used as a residence again. 10 foot ceilings, built-in bookcases, hardwoods throughout, a small cellar, room for expansion in the attic, also includes a large, free-standing brick carriage house. \$550,000. Lynn A. Bowman, Service First Realty, 770-616-6318.



LAGRANGE, c. 1906. Listed on the National Register, this lovely Greek Revival is situated on 2+ acres in a charming southern college town. Beautifully restored, this 5 bedroom home features beautiful moldings, 8 fireplaces, 2 staircases, parquet floors, gourmet kitchen with cathedral ceiling and granite countertops and more. \$1,800,000. Jenny Copeland, owner, broker, 706-402-4084. www.jcopelandrealty.com



LAGRANGE, c. 1922. This stately Georgian Revival home designed by renowned architect Neel Reid retains its grand intricate detailing on the interior and in the stunning brick-enclosed gardens accented by a granite swimming pool. 4 bedrooms and 3.5 baths, grand living and dining rooms, breakfast and sunroom, library, 6 fireplaces, grand formal entrance staircase and a rear staircase that extends from the large basement to the finished third floor. \$849,000. Jim Warwick, Beacham & Company Realtors, 404-216-9450, jimwarwickjr@aol.com.

THE GEORGIA TRUST Endangered Properties for Sale



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.



E.M. Rogers House
Adel, c. 1907. This Queen Anne cottage features 14' ceilings, heart pine floors & hipped roof. The 2,000 sq. ft. house also contains 6 fireplaces, 7 rooms & 2 full baths. The surrounding .5 acre property includes 3 outbuildings. Contact Kate Ryan, 404-885-7817. SEE OPPOSITE PAGE.

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



Housworth-Moseley House
Lithonia, c. 1843. This 1,200 sq. ft. home sits on 7.4 acres near the Arabia Mountain Nature Preserve. Located 20 miles from Atlanta, the house features largely intact historic interior including original woodwork. The lot includes a large front yard and a small picturesque creek. \$269,500. Now \$250,000. Contact Kate Ryan, 404-885-7817.



Play It Again, Sam!

Rhodes Hall recently received a baby grand piano from a generous donor. The lovely addition to Rhodes Hall is a British-designed Chappell piano, which was purchased in England by the donor's mother. The donor was only a child at the time the family acquired it and has many fond memories.

The Georgia Trust appreciates the generous gift, and members will be able to enjoy its glorious sounds at future events.

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

Visitor Services Coordinator Emelyn Arnold with piano movers and the baby grand piano

ANNUAL MEETING & SPRING RAMBLE

Visit Rome, Georgia April 9-11

Founded in 1834, the charming town of Rome is nestled in the Appalachian foothills and offers the best of North Georgia: stunning views, delicious dining, and beautiful, diverse historic architecture. The Georgia Trust is excited to invite our members to enjoy all that Rome has to offer this April 9-11 at the 2010 Annual Meeting and Spring Ramble. The weekend's destinations include an active downtown district, the Between the Rivers residential district, Berry College, Howard Finster's Paradise Gardens, the Cave Spring area, and many of the fabulous historic homes for which Rome is known.

Friday evening starts with the 2010 Preservation Awards at the DeSoto Theatre followed by dinner a half block down the street at the beautifully restored Forrest Place.

Saturday gets underway with a continental breakfast at the City Auditorium, along with the Annual Meeting and a brief discussion of Rome's rich past. An *al fresco* lunch at gorgeous Riverside Park will follow. Saturday's Ramble includes the Chieftains Historic Site and Museum, Home on the Hill at the Darlington School, several places of worship, and fabulous private homes in Rome's Between the Rivers District that are typically not open to the public. That night Ramblers will enjoy an Old Fashion Pig Roast under the stars at Gibbon's Place, a restored 1848 plantation just



outside of Rome.

Sunday's events include brunch and tours of the rolling grounds of picturesque Berry College, the nation's largest campus, founded by Martha Berry in 1902. In addition, on Saturday and Sunday two optional side trips will be offered: Howard Finster's endangered Paradise Gardens near Summerville and the village of Cave Spring eight miles from Rome.

For additional information, including hotel information and reservations, please call 404-885-7812 or visit our website at www.georgiatrust.org.

IN MEMORIAM

Restoring the historic: Architect Lane Greene leaves a legacy of preservation

By Kathryn Schiliro

Managing Editor, *Morgan County Citizen*

It's not obvious; Lane Greene didn't sign his work.

But the architect and historic preservationist left his mark, in plain sight, on the City of Madison, Morgan County, even the state of Georgia in the structures he preserved, even saved. He was an advocate of the historical structure, and by his preservation of our history he himself became part of it.

A Georgia boy through and through, Greene was born in Jones County, Ga., in 1935. He graduated from Georgia Tech in 1965 with a Bachelor's degree in Architecture and, until 1968, Greene worked as a draftsman at an Atlanta firm; he moved up the ladder in several other architectural firms (as project architect and, in one case, partner) before establishing his own practice "devoted to restoration and preservation of historic sites, structures and communities" in 1978.

In the interest of the work he loved so much, Greene served in a voluntary capacity on many boards. The '80s saw Greene play a role on the Atlanta Urban Design Commission and the Madison Design Review Board. He also served on the Georgia National Register Review Board, an advisory panel responsible for making recommendations to the Georgia Historic Preservation Commission of the Department of Natural Resources as to what sites from the state belonged on the National Register, and why they belonged there.

Beginning in 1995, Greene aided the Georgia Trust for Historic Preservation also in an advising capacity; he served on the Board of Trustees from 1995 to 2001 and the Board of Advisors from 2001

until his death in December 2009.

Georgia Trust president Mark McDonald recalled his great contribution to the board being the professional knowledge and expertise he brought to the table; he cited Greene as a major contributor to the state's historic preservation community.

"Lane Greene was one of the most outstanding preservation architects in the state of Georgia, and he leaves behind a great legacy of sensitive restoration projects including The Morton Theatre in Athens, the Madison-Morgan Cultural Center in Madison, Ga., and many antebellum residences," McDonald said. "He will be greatly missed by the preservation community."

Most recently, Greene swayed the Georgia Trust to invest in the preservation of Madison's history through the purchase of the W. Jefferson Street property owned by Steve Stempinski, which was on the brink of demolition.

Georgia Architect No. 1775, Greene was responsible for projects locally including Boxwood, Richter-Cartwright Guest House, Madison-Morgan County Chamber of Commerce, Madison Baptist Church, Apple South Headquarters, Morgan County African-American Museum, Sessions-Bostwick House, Morgan County Courthouse, Rogers House, Kimble-Crawley-Davis House, Billups-Tuell House.

Regional projects, some of which include Joseph Henry Lumpkin House, First A.M.E. Church, Varsity Building, The Morton Theatre, Demosthenian Hall at the University of Georgia, Taylor-Grady House, all in Athens; Crawford W. Long House and Madison County Courthouse, Danielsville; Putnam County Library in Eatonton; and The Wren's Nest in Atlanta.

Editor's Note: This editorial was originally published in the Thursday, January 7, 2010 issue of the Morgan County Citizen. For the full article on architect Lane Greene's legacy, visit morgancountycitizen.com.

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WELCOME NEW MEMBERS (List Period: August 16, 2009 - November 15, 2009)

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Lisa L. Hernandez
Ann and Lee Lineberger
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In Memoriam

Rebecca Moore Sherrill, Hay House and Georgia Trust supporter, died in Macon on January 2, 2010, at the age of 78. Ms. Sherrill served as a volunteer docent at Hay House, coming in faithfully every Wednesday and Thursday, since 2000. An avid reader and historian, Rebecca's tours were notoriously informative and lively. She brought the history of Hay House to life for thousands of visitors and delighted in guests' own stories as well. Rounds of applause at the end of her tours were common. She was instrumental in training new docents and proofing texts for special exhibits. Her contributions to The Georgia Trust are remembered fondly and greatly appreciated by Hay House staff and volunteers.

The Georgia Trust's MEMBER SPOTLIGHT

Check out the The Georgia Trust's blog page every Wednesday! That's when The Georgia Trust spotlights a special member who has been a friend to preservation and the Trust. Visit

www.thegeorgiatrust.blogspot.com

You might just see yourself!



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26TH ANNUAL PRESERVATION GALA

Friday, March 19, 2010
The Goodrum House, Atlanta

Join us for an elegant evening exploring the exquisite and elaborate Goodrum House and its extensive grounds where peacocks used to roam. Recently purchased by the Watson Brown Foundation, the home was designed by famed Georgia architect Philip Trammell Shutze. This Classical gem will provide the perfect backdrop for a night of dinner and dancing under the stars.

This year's event will honor Mr. and Mrs. F. Sheffield Hale for their long-standing support of The Georgia Trust. Event chairs Mr. and Mrs. Kenneth Bazzle promise a night to remember!

All proceeds benefit The Georgia Trust, which reclaims, restores and revitalizes neighborhoods, commercial centers and communities throughout Georgia.

For reservations, visit www.georgiitrust.org or call 404-885-7812.

