

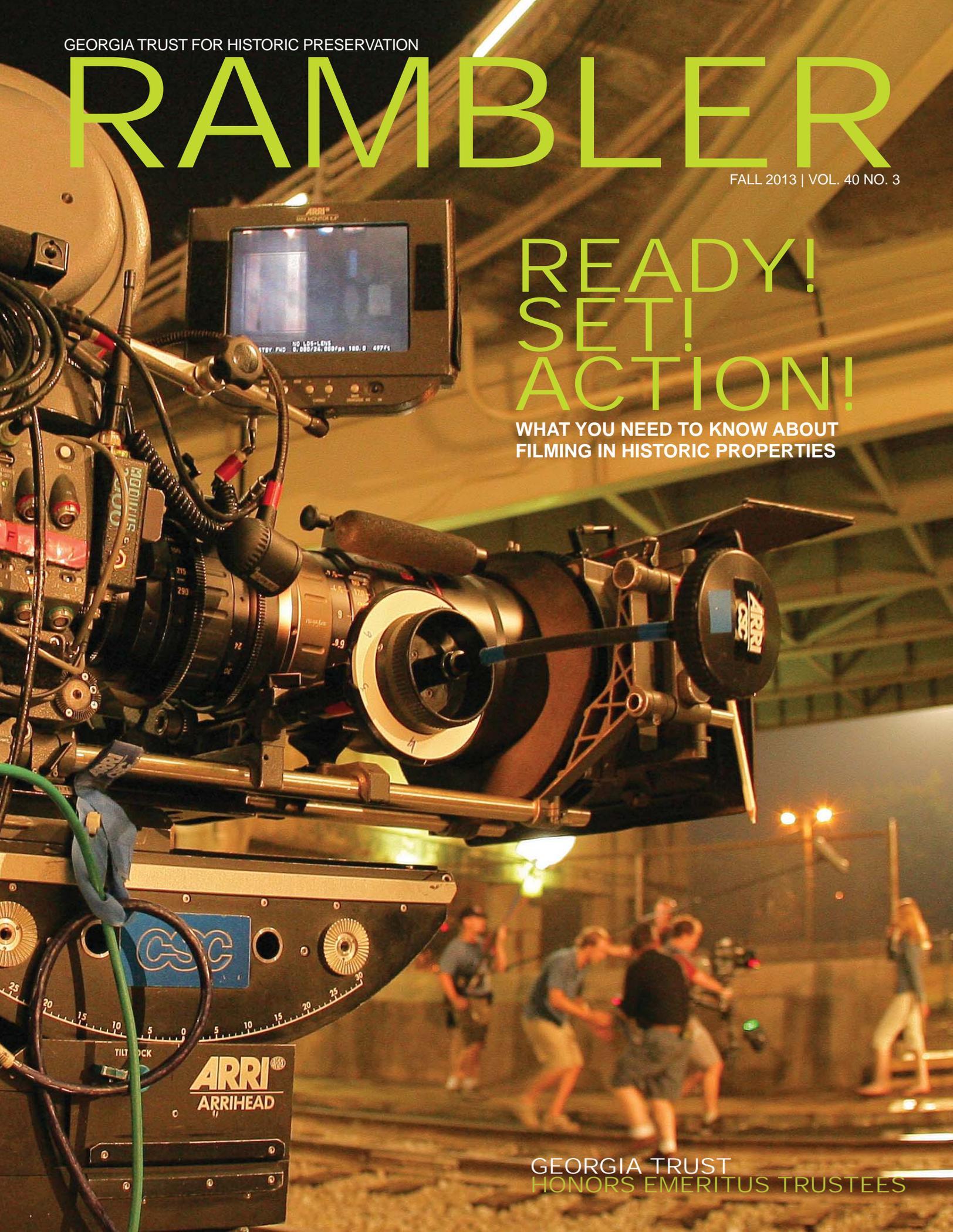
GEORGIA TRUST FOR HISTORIC PRESERVATION

# RAMBLER

FALL 2013 | VOL. 40 NO. 3

## READY! SET! ACTION!

WHAT YOU NEED TO KNOW ABOUT  
FILMING IN HISTORIC PROPERTIES



GEORGIA TRUST  
HONORS EMERITUS TRUSTEES

## HISTORIC SITES NEED DIVERSITY OF INCOME SOURCES AND AUDIENCES



This edition of the *Rambler* features an excellent article by Michael Purser on the subject of filming at historic sites. The article raises several important issues regarding the protection of the image and the physical qualities of these historic places.

Throughout my years in preservation, I have observed many different attitudes about non-museum uses of historic sites. Some organizations are very strict and only allow guided tours of their museums while others employ a much less restrictive approach to their sites and allow virtually any type of

parties or special events.

In many cases the financial needs and durability of the historic site set the tone for the philosophy of the administration of the site. In the early days of The Georgia Trust, we conducted a popular and profitable haunted house during Halloween at Rhodes Hall. This was before restoration of the decorative finishes at Rhodes Hall had been accomplished, and not coincidentally, before The Georgia Trust had adequate resources to operate Rhodes Hall in a more protective manner.

Today we allow weddings, receptions, lectures, tours, films and other events to be held at Rhodes Hall and we derive about ten percent of our operating revenue from the rental of our building and grounds. This income also provides funds for upkeep of our sites. We have the same policy at Hay House in Macon.

Of course, we have strict policies in place to protect the physical assets of both of these sites. All renters are required to post a substantial security deposit and we only allow caterers and vendors who have been trained to protect and respect our treasured historic sites.

There are, of course, historic sites that are so important to our nation's history that the rental use of these sites would be completely inappropriate. Can you imagine a wedding dinner and dance at Mount Vernon? As much as George Washington would likely take pleasure in this, the risk of harm outweighs the benefits, one would think.

In addition to the badly needed revenue generated by the use of our facilities, I believe we also receive other advantages from these uses. Many people who might not ordinarily visit our historic sites for a tour or to attend an event get to experience the beauty and history of Rhodes Hall and Hay House because they were a wedding guest or saw our sites in a film. This creates a whole new audience for preservation and gives our historic sites a relevance to contemporary society in a way which is different than going on a tour. It could even be argued that attending a party at Rhodes Hall or Hay House is more true to the real experience that the Rhodes, Johnston and Hay families intended when they built these grand places. 🏠

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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Cover image courtesy of the Georgia Department of Economic Development

Moving? Contact [membership@georgiatrust.org](mailto:membership@georgiatrust.org) or 404-885-7805 with your new address.

## RHODES HALL IS GOING GREEN

Rhodes Hall, The Georgia Trust's headquarters in Atlanta, is becoming more energy-efficient and environmentally sustainable thanks to a \$50,000 grant from The Community Foundation for Greater Atlanta and matching funds from The Georgia Trust Board of Trustees.

The Trust plans to implement a sustainable rehabilitation of Rhodes Hall which features energy efficient, state-of-the-art HVAC and insulation systems and many other innovations. This will be achieved alongside a sensitive historic restoration, providing a modern model for the stewardship of historic buildings.

The Georgia Trust is implementing the first stage of Rhodes Hall's "greening" by installing more efficient HVAC systems on the main and second floors and more effective insulation systems in the basement and attic.

"We are most grateful for this generous grant as it helps the Trust prove that the greenest building is the one that is already built," said Mark C. McDonald, president and CEO of The Georgia Trust. Read more at [www.georgiatrust.org](http://www.georgiatrust.org).



In the basement and attic, we are installing blown-in, closed cell insulation. We are protecting the original wood with a layer of Tyvek sheathing, which will keep the foam from adhering to the historic flooring and roofing systems.



On the main floor, we are installing a zoned inverter heat pump system in the basement that is to be ducted to openings under the radiators, which are all operational. On the second floor of Rhodes Hall, we are installing a zoned, mini-split HVAC system that allows us to heat and cool each office individually.

## DASH THROUGH THE PAST UPTOWN RHODES RACE 5K SATURDAY, NOVEMBER 9

Just as the leaves begin to change colors, the 5th Annual Uptown Rhodes Race takes off from Rhodes Hall on Saturday, November 9, at 9:00 a.m. This stroller- and dog-friendly 5K winds through the rolling hills of Ansley Park, a historic Atlanta neighborhood designated as one of the "10 Greatest Neighborhoods in America" by the American Planning Association. Stay for the awesome after-party on the lawn of Rhodes Hall to enjoy food, entertainment and prizes. Awards will be given to the top three male and female racers in each age group, as well as the first canine and stroller finishers. All participants will receive a race t-shirt and a goodie bag.

The registration fee is \$25 until October 12 and then \$30 until race day. To register or to learn more, visit [www.georgiatrust.org](http://www.georgiatrust.org) or call the Special Events Manager at (404) 885-7812. Interested runners and walkers can register at [www.active.com](http://www.active.com).



## MARK YOUR CALENDARS!

### TOAST & TASTE AT HAY HOUSE

Thursday, September 26, 2013

#### Hay House, Macon

Sample an assortment of local and regional beers, liquors and wines from some of the region's best distributors and bid on a variety of unique auction items.

### 2013 FALL RAMBLE

October 4-6, 2013

#### Madison Unseen!

Join us this fall when we discover *Madison Unseen!* – and over 40 sites that are rarely seen by the public. Voted "#1 Small Town in America" by Travel Holiday magazine in 2001, Madison is home to one of the largest historic districts in the state.

### UPTOWN RHODES RACE 5K: DASH THROUGH THE PAST

November 9, 2013

#### Rhodes Hall, Atlanta

Run or walk through Ansley Park, one of Atlanta's most historic and beautiful neighborhoods. This dog- and family-friendly event features a gently rolling scenic course on curvilinear streets flanked with lush green parks, beautifully restored homes and spectacular views of the Atlanta skyline.

### SANTA AT RHODES HALL

December 7-21, 2013

#### Rhodes Hall, Atlanta

Skip the long lines at the mall and come to Rhodes Hall for a fun, easy and enjoyable Santa experience. **Registration opens October 1.** Visit [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org).

### CHRISTMAS AT HAY HOUSE

December 2013

#### Hay House, Macon

Christmas would not be complete without a tour of Macon's premier antebellum home decked with natural greenery and Victorian-inspired decorations! A host of Christmas Luncheons, Sugar Plum Parties for children, and specialty school tours are available.

### THE GEORGIA TRUST 2014 ANNUAL MEETING & SPRING RAMBLE

May 16-18, 2014

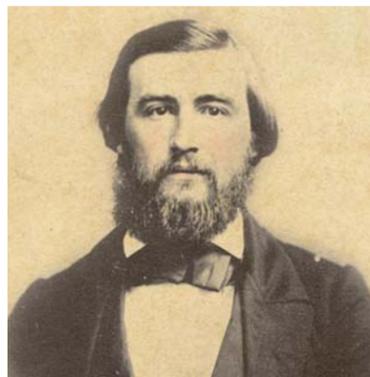
#### Cartersville, Georgia

The charming, vibrant city of Cartersville was established in the rolling hills of north Georgia in 1850. We'll tour private historic homes in a wide variety of architectural styles, wander the streets of downtown, and venture into the surrounding countryside.

**For more information or to register for these exciting upcoming events, visit [WWW.GEORGIASTRUST.ORG](http://WWW.GEORGIASTRUST.ORG).**

## UNCOVERING A LEGEND AT HAY HOUSE MAJOR PHILEMON TRACY

Following the battle of Antietam, Phineas Tracy of Batavia, New York, uncle of Anne Tracy Johnston of Macon's Johnston (Hay) House, secretly had the remains of his deceased nephew, Major Philemon Tracy, disguised in Union garb and buried in a cemetery there. Born in Macon in 1831, educated at Yale, and elected to the Georgia Senate at 28, Philemon served in the 6th Georgia Infantry. The story has long received attention in Batavia and Macon as a tale of sectional division, with this most distant of Confederate grave sites. It was commemorated years ago by a visit by Governor Jimmy Carter.



Major Philemon Tracy

In a renewed effort to preserve the grave, Don Burkel of Batavia contacted Hay House seeking Tracy's photo. Although it was believed that one did not exist, in preparation for the recent "Evening in the Archives" event, staffer Brittany Crosby realized that a Johnston family album contained an overlooked photograph of Major Tracy, lightly identified in pencil. A copy will now be used in a Batavia presentation of the story.

## TOAST & TASTE AT HAY HOUSE THURSDAY, SEPTEMBER 26

Since 2001, Hay House has featured an annual wine tasting and auction to benefit the preservation of the 1855 National Landmark. This year, mindful of the expanse of new Georgia producers of spirits, as well as the ongoing refinement of cuisine from Macon restaurants, Hay House and its board announce "Toast & Taste at Hay House". This event on Thursday, September 26 at 6:30 p.m. and sponsored by State Bank and Waites and Foshee Insurance, will boast tastings from ten Macon restaurants and caterers, eight different wines including Georgia vineyards, three Georgia brewed beers, and vodka, rum, rye and gin from four Georgia distilleries. As in the past, one of Macon's finest auctions will punctuate the evening, featuring special dinners with great chefs in historic houses, vacation getaways, and works of art. For more information, visit [www.hayhouse.org](http://www.hayhouse.org) or call 478-742-8155.



## GEORGIA TRUST HONORS EMERITUS TRUSTEES

When the Georgia Trust for Historic Preservation amended its by-laws in February 2011, the Board of Trustees approved the creation of Emeritus Trustees, former trustees who have "served the Corporation with distinction and great dedication in his or her service as a Trustee." In April 2013 the Board of Trustees selected three outstanding former trustees to receive this honorary title in recognition of their service to The Georgia Trust.



William R. Mitchell, Jr.

**William R. Mitchell, Jr.** (Atlanta), a ninth generation Georgian, has been an important advocate and educator for historic preservation for almost 50 years. Mr. Mitchell is a founding Trustee of The Georgia Trust, a noted architectural historian, and author of several books on architecture and architects. Mr. Mitchell wrote *J. Neel Reid, Architect* in 1997, the sales of which contribute to The Georgia Trust's Neel Reid Prize fund. In 2007 Bill was awarded with the Mary Gregory Jewett Award from The Georgia Trust.



G. Kimbrough Taylor

**G. Kimbrough Taylor** (Atlanta) joined the board of The Georgia Trust in 2002. He served six years as Vice Chair, two years as Chairman, and recently finished a two-year term as Former Chairman. He has also served on the Finance, Endangered Properties, and Gala Fundraising Committees, and has led The Georgia Trust's Sustainability Task Force since its inception. Kim particularly enjoys *Rambles* for the opportunity for fellowship and to develop an appreciation for the critical importance of preserving our built heritage, structures and communities.



Tom B. Wight

**Tom B. Wight** (Macon) joined The Georgia Trust in 1993. In 1995 he was elected to The Georgia Trust Board of Trustees and has served in many leadership positions, including a two-year term as Board Chair and many years as Treasurer. Tom's leadership on the Hay House Capital Campaign included a board challenge which raised \$1 million of the \$7.2 million campaign total. Serving as Treasurer during his second stint on the Executive Committee, he guided the Trust through financial challenges to its current stability. Tom's tremendous service was first recognized by the Trust in 1997, when he was awarded the Camille W. Yow Volunteer of the Year Award. In 2009 the Trust named the Hay House cupola in his honor.

## GEORGIA TRUST WELCOMES NEW BOARD MEMBERS

At our Annual Meeting, the Trust elected five new members to the Board of Trustees and said good-bye to four Trustees who ended their terms at the end of the previous fiscal year. The Trust wants to thank **Tamara Bazzle, Kimbrough Taylor, Tom Wight and Amelia Wilson** for all their efforts while serving on the Board of Trustees.



Elaine DeNiro

New Board members are **Elaine DeNiro** of Roswell, **Marcy McTier** of Atlanta, **John Mitchener** of Atlanta, **W. Henry Parkman** of Atlanta and **James K. Warren** of Atlanta.



Marcy McTier

Elaine DeNiro is the archivist for the Roswell Historical Society and the City of Roswell. She is also the archival consultant for the Fulton County Board of Education Archives and holds an archival position at the Shepherd Center. She serves as the chair-elect on the Board of Trustees for the Child Development Association.



John Mitchener

Marcy McTier was a Georgia Trust Trustee from 1994 to 2004. In 2004 she received The Georgia Trust's Volunteer of the Year Award in recognition of her years of leadership on the Special Events Committee, and in 2012, she was elected into the Trust's inaugural group of Emeritus Trustees.



W. Henry Parkman

John Mitchener is president of JAMCO Properties. In 2003 The Georgia Trust recognized him with a Preservation Award for Excellence in Rehabilitation for his 1908 Ansley Park home. In 2013 he co-chaired the Trust's Preservation Gala.

W. Henry Parkman is a partner at Sutherland Asbill & Brennan LLP. In addition to The Georgia Trust, he is a board member of the Wren's Nest in Atlanta and is currently

involved with helping to preserve the mining history of Bartow County, Ga. and the historic cottages and structures at Tybee Island.



James K. Warren

James K. Warren is Vice President of the Warren Capital Corporation and served on The Georgia Trust Board of Trustees from 2004 to 2010. He has been a generous contributor to the Hay House Capital Campaign and the Annual Fund. In 2012 he was elected to the Trust's inaugural group of Emeritus Trustees.



Bonnie Gibson

**Bonnie Gibson**, Chairman of the Hay House Council, will serve as an *ex-officio* member of the Board of Trustees.

## GEORGIA TRUST NAMES SCHOLARSHIP WINNERS & NEEL REID PRIZE RECIPIENTS

Each year The Georgia Trust awards academic scholarships to encourage the study of historic preservation and related fields. For the past four years, The Trust has partnered with The National Society of the Colonial Dames of America in the State of Georgia to offer additional scholarships for the study of American history and historic preservation.

This year's scholarship recipients are **Leeann Katherine Dickerson** and **Adam Taylor Martin** of the University of Georgia, **Emily Louise Polgardi** of Savannah College of Art and Design, and **Mary Margaret Smith** of Georgia State University.

The Georgia Trust also awards the J. Neel Reid Prize of \$4,000 to a student studying architecture or similar field, an architect intern or a recently registered architect in Georgia. The prize is intended to fund study travel that honors the legacy of Neel Reid. This year's recipient is **Stephanie Bryan**, a landscape historian at The Jaeger Company.

Historic Riverside Cemetery Conservancy Presents

# Spirits in October

## Lucky or Unlucky "13"

October 18-19 and October 24-27, 2013

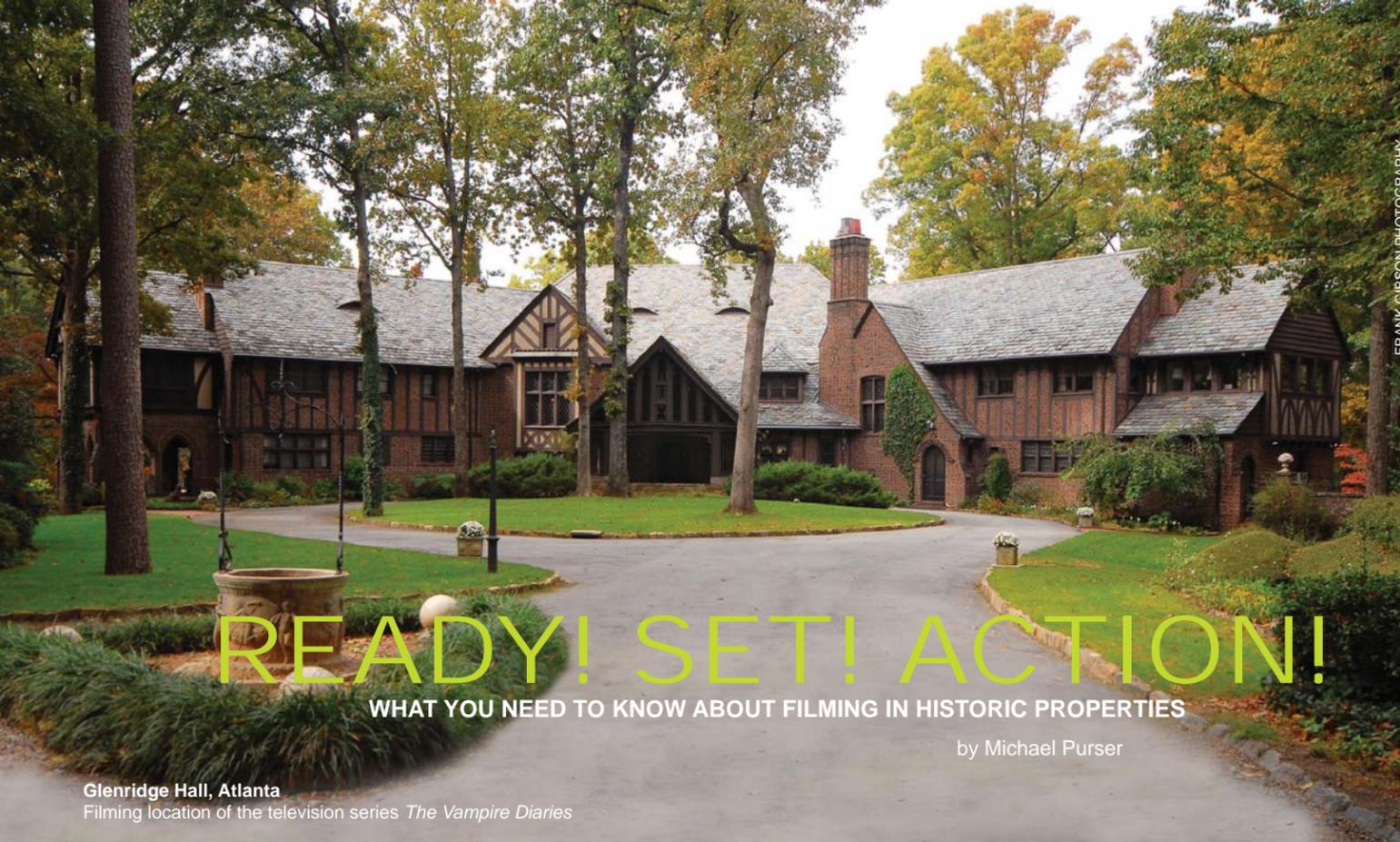
Meet the spirits whose destinies were tied, for good or ill, to the number "13" on a guided stroll through Riverside's lush landscape.

End with a reception and exhibits inside the Macon Public Mausoleum.

For more information and to buy tickets, visit [riversidecemetery.com](http://riversidecemetery.com) or call Mercer Ticket Sales at 478-301-5470

Presenting Sponsor

Photo by Milton Heard



Glenridge Hall, Atlanta  
Filming location of the television series *The Vampire Diaries*

FRANK GIBSON PHOTOGRAPHY

**H**ollywood has come to the Peach State! The generous tax incentives provided by the state to film production companies have done their job. According to the Atlanta Business Chronicle, Georgia is among the top five states nationwide in investment and number of film projects. The economic impact on Georgia is stunning - over \$3 billion in 2012.

Hollywood hasn't been the only recipient of tax incentives. Income tax regulations allow homeowners to rent their house out for fourteen days without reporting the revenue as income. The Georgia Film Commission (GFC) reports over four thousand sites have been registered for possible location shots and, understandably, that list is growing.

Location shots come in all sizes - from a simple still photo shoot with a dozen people to a major motion picture with a small army in tow. Either way, film crews are under tremendous pressure and time constraints to get their work completed and stay on budget. For a major production, it is not unusual to have as many as 80 to 100 people on site; vans and trucks all over the place; light, sound and camera equipment; generators and so on. This can create some very intense and demanding work environments and is not for the faint of heart. For most, it proves to be an exciting and challenging experience. For others, it is a memory they can't erase soon enough.

If you are interested in your home being a site for a location shot, you need to gain as much knowledge as you can accumulate to ensure you profit from this business deal. There is money to be made but understand that the vast majority of production expenses

go to crews, logistics, equipment and actors - not homeowners of location shots.

### Getting Started

The first order of business is collecting information. GFC is a great resource and has a page on their website that gives you some information you need to read and review: [www.georgia.org/industries/entertainment-industry/film-production/movie-production/Pages/film-producer.aspx](http://www.georgia.org/industries/entertainment-industry/film-production/movie-production/Pages/film-producer.aspx). You can see sample contracts and a code of conduct to get an overview. But don't stop there. Other states have film commissions with helpful additional information. Make good use of the Internet and mine it for answers to the questions you have.

Your main source of information for any shot is going to be the location scout or manager who approaches you. They know how much time is needed, where the shots will be made, how many people and how much equipment will be on site, how much the company is willing to pay, the content of the film and so on. Take good notes. More than likely, you will negotiate your contract with this person. Always keep in mind that the production company pays them.

All contracts are negotiable and you need to enter the talks with the clear understanding you need to protect your property. Get an attorney to assist you. All insurance documentation needs to be current and adequate for the project and your property. If there are disputes, make sure they will be dealt with in the courts where you live. If there is damage, how and by whom will it be handled?



Actors in an upcoming film project pose for a promotional photo in Hay House's living room

If changes need to be made, you should be part of the decision making process. It is time to be very specific and put everything in writing. It is critical that the film company give you a security deposit to pay for damages to your property or extra time in case they stay over. If they refuse to give you a deposit, it is a good sign they are not a legitimate company.

Prior to turning your home over to the film crew, take photographs of every conceivable place filming might take place to document the condition of the rooms, the placement of furniture and other factors. On the day of the shooting, you or your paid representative, should be on site the entire time to see that the contract is respected. Remain in the background and be polite but firm. This is critical to making sure your house has an advocate on site who has the authority to provide the protection it will need. Remember, this is a business transaction and no one loves your old house like you.

### Getting Ahead of the Camera

It is unlikely filming will take place in your house "as is". This means the rooms may have to be emptied. This is where I encourage homeowners to be very proactive. If you and your family have time and can handle emptying the rooms, fine. If not, I recommend what is called an "in house" move. Licensed, bonded and insured moving companies do this when homeowners are going through serious restoration or remodeling. You pack up the valuables and smaller, sentimental items. The moving company comes in and removes the heavier items and carefully stores them in adjacent rooms. They typically charge by the hour and/or the number of employees involved.

Surface protection

is critical and again, get out in front. Scratches, dents, indentations and abrasion are easily avoided. Two companies, Protective Products ([www.protectiveproducts.com](http://www.protectiveproducts.com)) and Ram Board ([www.ramboard.com](http://www.ramboard.com)) have excellent products for protecting floors, carpets, door casings, area rugs and walls. They have good websites where you can get a good overview of where and how their products should be used (see sidebar on page 9 for suggestions). If you need additional protection for heavy equipment and objects, I suggest putting hardboard (also called Masonite) down for additional protection. All of them are reusable and can be taken from site to site.

To convey your message in even stronger terms, I encourage you to spell out what you will not accept as surface protection in the contract. Cardboard, red rosin paper and builder's papers are long outdated. (Red rosin paper offers you about 5 mil. of protection while the Ram Board and Flexboard come in at a whopping 45 mil.) Taping of any material directly to the finished floor will not be tolerated and has damaged more floors than I care to remember. If damage does occur, bring it to their attention immediately and document it with photographs of the damage. Jonathan Poston, Director of Hay House, where filming has occurred in recent months, points out, "It is important to have a large insurance rider and a large damage deposit and then have a walk through after shooting with a representative of the film company. Be certain to cite damages in person and in writing and to retain the deposit until all work is complete. Your message is clear: 'I value my property and have taken measures to protect it and I expect you to do the same.'"



In 2010 an episode of the SyFy Channel's *Ghost Hunters* was shot at Rhodes Hall to try to debunk the myth that the "castle on Peachtree" is haunted. During production, protective materials were placed under all equipment used inside the 1904 mansion.



### Ready for the Big Screen?

"I believe that any steward of a historic property needs to ask themselves two questions. Will this film place my property in a positive light and does the income from the rental of my property justify the potential for damage to the property. If the answer to both of these questions is yes, then the steward can proceed but with protective measures in place," said Georgia Trust President and CEO Mark C. McDonald.

### Striking the Set

Mike Rabalais of Glenridge Hall has nine years experience working with production companies. He has worked with about 20, averages one or two major films per year, has 22 episodes of *The Vampire Diaries* under his belt and a slew of TV commercials and photo shoots. As he puts it: "Your goal is to treat this as a business transaction, be on site, be diligent and firm about protecting your property and to part company on good terms. If everyone acts in a professional manner, there is no excuse for anything otherwise." Do your homework, be prepared and most of all, be proud of your old house. 🏠



Michael Purser is owner of the Rosebud Co. in Atlanta and specializes in wood floor restoration. Since 1973 the Rosebud Co. has restored wood floors in numerous historic buildings including Rhodes Hall, James and Dolly Madison's Montpelier and Flagler Museum.

Special thanks: Mark C. McDonald, The Georgia Trust; Jonathan Poston, Hay House; Chrystal Butts, Rhodes Hall; Donna Butler, Harper Fowlkes House; Mike Rabalais, Glenridge Hall; Sean Thorndike, Atlanta History Center



"Do your homework, be prepared and most of all, be proud of your old house." - Michael Purser

Film project at the Atlanta History Center's Swan House

## PRE-FILMING CHECKLIST

- ✓ Prior to any film production empty all rooms and thoroughly clean floors. Accompanied by location manager, videotape and photograph surfaces. This is your starting point.
- ✓ Cover all surfaces that will have foot traffic with Ram Board or Protective Products Flexboard.
- ✓ Lay down runners (Dura Runner Plus by Protective Products) at entrances to control dirt and debris being brought inside.



Hardwood floors damaged by equipment and tape during production

- ✓ Clad all door casings with Ram Boards Door Jamb Protection or Protective Products Pro Tecta.
- ✓ Place sheets of Masonite or hardboard under heavy equipment as needed for additional protection.



- ✓ Prior to signing any waivers or releases, unwrap all surfaces for inspection and comparison with original video and photographs.

## 10 GUIDELINES ABOUT BEING A FILMING LOCATION

- 1** Check references. If skeptical when approached by a location scout, call the state office to verify, 404-962-4047. Check references from previous projects.
- 2** Read the script. The reputation of your house is very important. Ask to read the script or at least a synopsis of the film. Know which scenes will be filmed at your property and what areas of your home will be used.
- 3** How much should I charge? Revenue for use of your home varies. It depends on length and size of the project. You can't get the same price for every production.

- 4** Do this. Don't do that. Specify what can and cannot happen at your home. The crew should work around anything off limits such as antiques and artwork, but make sure you and several others are there to supervise.
- 5** Who's gonna pay for this? The production company should cover any liability issues. Take pictures of your home before and after the project.
- 6** Security deposits. Get a damage deposit before filming begins. Make sure it covers any last minute additional needs such as extra time.

- 7** Terminology. Ask about terminology. What they call a truck might be a semi in reality. Ask how many vehicles and what sizes. Ask for sizes of equipment – generators, restrooms, etc. If you need to see it, ask them.
- 8** Don't change a thing. Any alterations or changes to your home should be approved by you first. Make sure this is included in your contract.
- 9** Be there or be square. Be there to supervise the film crew during production or hire someone to oversee the project in your best interest.

- 10** Protective materials. Sound blankets, furniture pads, story board or other protective materials should be placed under all equipment. All stands should have plastic or rubber tips.  
  
Remember, this is a business transaction. Overall film industry people are nice, good folks to work with. They like to build their relationships and take customer service seriously. If everyone does what they agree to do, there should be no problem.

Guidelines courtesy of the Atlanta History Center

# PLACES IN PERIL UPDATES

## ▼ SAVED! CHATTAHOOCHEE PARK PAVILION, GAINESVILLE (2012 PLACE IN PERIL)

**RECAP:** Historic amusement park pavilion needs major repairs. **CURRENT STATUS:** Owned by the American Legion, the Chattahoochee Pavilion was once part of an amusement park on the lake. In July 2012, Gainesville City Council approved the spending of \$25,000 on building materials for the restoration of the Pavilion with the understanding that the City would have the ability to use the site to promote tourism in Gainesville. With work provided by Hall County Correctional Institute inmates, the structure was stabilized, repainted and its brick foundation was repaired. The newly restored Chattahoochee Pavilion is now available to host ceremonies and events overlooking Lake Lanier.



CHATTAHOOCHEE PARK PAVILION

## ▼ PROGRESS PONCE CONDOMINIUMS, ATLANTA (2006 PLACE IN PERIL)

**RECAP:** An early luxury high-rise in midtown Atlanta needs rehabilitation, maintenance.



THE PONCE

**CURRENT STATUS:** The Ponce Condominium building celebrates its 100th anniversary this September. Residents of the Ponce have partnered with other preservation-minded groups in Atlanta, including representatives from the Georgian Terrace and Fox Theatre, which comprise the Fox Theatre Historic Triangle district. Together, efforts are underway to recognize and celebrate the unique history of the Ponce and this area of Atlanta, as well as raise money for the continued preservation of the building's exterior.

## ▼ PROGRESS CRAIGIE HOUSE/DAR BUILDING, ATLANTA (2011 PLACE IN PERIL)

**RECAP:** Atlanta landmark suffers from neglect. **CURRENT STATUS:** After sitting vacant and for sale for several years, the Craigie House was sold earlier this year. The new owners intend to rehabilitate the building for residential purposes.



CRAIGIE HOUSE/DAR BUILDING

## ▼ PROGRESS ANDALUSIA, MILLEDGEVILLE (2006 PLACE IN PERIL)

**RECAP:** Home of literary icon Flanner O'Connor, estate's buildings need restoration. **CURRENT STATUS:** The Hill House, a contributing building to Andalusia, received an Excellence in Restoration award from The Georgia Trust in April, 2013. In June The Georgia Trust awarded a \$2,500 grant to the Flannery O'Connor-Andalusia Foundation to help restore the historic cow barn (see next page for details).



HILL HOUSE AT ANDALUSIA

# MUSICIAN BRINGS ATTENTION TO GEORGIA'S PLACES IN PERIL

This year ten of Georgia's "Places in Peril" are featured in a series of music videos for "Audition Tapes," the debut album from Athens-based musician T. Hardy Morris, released July 30th on Dangerbird Records.

In a nod to the nostalgic tinge running through "Audition Tapes", and as reverence for his home state, Morris and filmmaker/photographer Jason Thrasher traveled to ten "Places in Peril" throughout Georgia to film live performance "take-away" videos of each song on the record. Sites chosen for the videos include Central State Hospital, Milledgeville; Ritz Theatre, Thomaston; Rock House, Thomson; Hancock County Courthouse, Sparta; Lexington Presbyterian Church, Lexington; Capricorn Recording Studio, Macon; Travelers Rest State Historic Site, Toccoa; and Chattahoochee Park Pavilion, Gainesville. "I've always been more interested in the past than the future," says Morris. "I've spent my life in a South full of history; some parts worth preserving, some parts better left behind. This project focuses more on the physical remnants. These are historically significant structures from around the state of Georgia which are in particular need of awareness and repair."

"The Georgia Trust is so pleased that this talented artist gets what we are trying to accomplish with our 'Places in Peril' program. His music set in the context of these important architectural spaces is a natural complement and shows the compatibility of the two art forms," says Mark C. McDonald, president and CEO of The Georgia Trust.

Representatives for the musician contacted the Georgia Trust for Historic Preservation earlier this year for help in identifying historically significant endangered sites in Georgia. A public screening of all videos was held at Ciné in Athens on August 16 with proceeds benefiting The Georgia Trust. The Trust will announce its 2014 "Places in Peril" list on October 23.



The Georgia Trust's list of "Places in Peril" inspired Athens, GA musician – and Georgia Trust member – T. Hardy Morris to shoot his music videos at various "Places in Peril," including this one at Paradise Garden in Summerville.

"Come on people. The future is history anyway."  
- T. Hardy Morris

# GEORGIA TRUST GIVES GRANT TO RESTORE BARN AT ANDALUSIA

The Georgia Trust for Historic Preservation awarded a \$2,500 grant to the Flannery O'Connor-Andalusia Foundation to help restore the historic cow barn at Andalusia, home of fiction writer Flannery O'Connor in Milledgeville.

Since being placed on The Georgia Trust's "Places in Peril" list in 2006, Andalusia has completed several restoration projects and is pursuing others. In 2012 the Hill House located on the Andalusia property was completely restored with a Save America's Treasures matching grant in the amount of \$120,000 and a \$20,000 Georgia Heritage Grant from the Georgia Historic Preservation Division. The building received an award for Excellence in Restoration from The Georgia Trust in 2013.

"The Georgia Trust is delighted to award this grant for the rehabilitation of the barn at Andalusia," said Mark C. McDonald, president and CEO of The Georgia Trust. "The work of Craig Amason and his board of directors has seen the transformation of this site from its 2006 listing on our 'Places in Peril' list to one of the best presented literary historical sites in the country."

"The Flannery O'Connor-Andalusia Foundation is honored to receive this generous grant from The Georgia Trust," remarked Craig Amason, executive director of Andalusia. "Andalusia is not just the place where O'Connor wrote her fiction - it clearly inspired so many of her stories, and the cow barn was certainly a significant element of that landscape."

## 2014 PRESERVATION AWARDS

CALL FOR NOMINATIONS  
Deadline: November 11, 2013

Each year, The Georgia Trust recognizes significant contributions to the preservation of Georgia's historic resources. The awards are open to projects completed within the last three years. We are now accepting nominations for the following: RESTORATION, REHABILITATION, STEWARDSHIP AND PRESERVATION SERVICE. For more information on each category and to download an application, visit [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org).

Hill House at Andalusia, Milledgeville  
2013 Excellence in Restoration Award

## 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.

All properties sold through our Endangered Properties program have conservation easements in place to ensure the historic integrity of the property is retained. Additionally, buyers are required to sign a Rehabilitation Agreement and all work done to the property must abide by the Secretary of the Interior's Standards for Rehabilitation. Copies of these documents will be provided by The Georgia Trust for review.

For more information and photos of the Trust's Endangered Properties For Sale, visit [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org).



### LAWRENCE HOUSE

Menlo c. 1875. Located in the Appalachian foothills, this beautifully maintained two-story house includes formal living and dining rooms, four bedrooms, a recently renovated kitchen and bath with marble and decorative tiles, and hardwood floors throughout. The house has four chimneys and period mantels of carved stone. The house's two-acre lot, located at the foot of Lookout Mountain, includes mature landscaping with a Georgia Champion American Holly Tree, three out-buildings - a garage & shop, a well-house and a garden shed. Excellent condition. \$195,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).



### MOORE-LEWIS HOUSE

Sparta, c. 1850. This 5BR/2-1/2BA house was originally designed as a two-story dwelling with a center hall and 4 large rooms on each level. A full-width porch with decorative elements crosses the front, and a rear porch has been fully enclosed to house both a bathroom and modern kitchen. Property includes a driveway and garage, and the fenced backyard contains a smokehouse shed. The house has been lived in recently and is in good condition. The Moore-Lewis House is primarily in need of cosmetic work. \$60,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).



### CHERRY COTTAGE

Washington, c. 1818. 4BR/2BA home built by Constantine Church who bought the lot in 1784. One of the oldest buildings in Washington, Cherry Cottage is a one-and-a-half story wood-sided home containing 3,408 square feet, consisting of four bedrooms, two baths, large sitting room, parlor, formal dining room, kitchen, and library. Its lot is 1.10 acres and cannot be subdivided. Located in a beautiful historic neighborhood. \$130,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).



### SMITH-TURNER HOUSE

Lexington, c. 1798. Originally a 425 sq.ft. structure built over a basement, this 3BR/1BA house was expanded over the years and is now an approximately 2,500 sq.ft. nine-room house. The house's porch retains decorative carved brackets. Historic interior elements include wide pine board floors, chair rails, wainscoting, hand planed board walls, horsehair plaster, and Federal period mantels. Included on the property are a historic smokehouse, pecan and walnut trees, and a small commercial building, known locally as "The Little Yellow Store." \$65,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiatrust.org](mailto:kryan@georgiatrust.org).

## THIRD TIME'S A CHARM: FORSYTH COUPLE PURCHASE THIRD HOUSE FROM GEORGIA TRUST REVOLVING FUND

Earlier this summer The Georgia Trust sold the Miller House in Forsyth, Ga. to Percell and Veronica Kelley who previously purchased and rehabilitated the neighboring Pace and Kyte Houses. From 2006 to October 2010, the three houses were the subject of controversy as Forsyth city officials at the time rezoned a residential area to allow construction of a Wal-Mart Supercenter. In October 2010 Wal-Mart reached an agreement with community preservation leaders and The Georgia Trust and donated the three houses to the Georgia Trust's Revolving Fund program. Mark C. McDonald, president and CEO of the Trust commented on the Kelleys' purchase, "Never in my 27 years in preservation have I seen homebuyers work so fast and achieve so much. We are thrilled with our relationship with Veronica and Percell."



Kyte House



Pace House



Miller House

## PLACE YOUR HISTORIC PROPERTY IN FRONT OF HIGHLY INTERESTED BUYERS.

To advertise your historic property to a statewide audience, visit [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org) or contact Traci Clark at 404-885-7802, [tclark@georgiatrust.org](mailto:tclark@georgiatrust.org).



**BARNESVILLE, c. 1912.** Beautiful brick home built by buggy manufacturing family. Grand & spacious for entertaining large groups, this home features 7BR 4.5BA, Wedgwood chandeliers and sconces, and hand carved wood. Architecture reflects the German Bauhaus Crafts Movement of the Chicago School. Includes Library/Office, Family Room, Separate Den, Workshop, Sun Room, Two Master Suites with his and hers dressing rooms off each master. Tub, shower & foot washing tub in master bath. Call Sandra Jones, Harry Norman, Realtors, 770-653-6907.



**LAGRANGE, c. 1832.** Boxwood Acres is one of the oldest homes in LaGrange. Also called the Ferrell-Holder house, this is a one-story Greek Revival Cottage. Main floor supported by hand hewn beams. Spacious front porch. 3BR, 2BA. Features large living room, central hallway, spacious dining room, cozy breakfast room, hardwood floors, high ceilings, original mantels & moldings, gracious floor plan & beautiful boxwood gardens. Convenient in-town location in Vernon Road historic district. On National Register. \$297,500. Isabelle Knight, Coldwell Banker Spinks Brown Durand, 706-333-3133 or [isabelle.knight@coldwellbanker.com](mailto:isabelle.knight@coldwellbanker.com).



**MADISON, c. 1816.** The historic home built by Samuel Hanson in 1816 has achieved near perfection with thoughtful restorations and renovations while remaining true to its Plantation Plain style. Elegant and charming, the interiors by owner Toby West have added warmth and comfort to this spacious 4BR/3.5BA home. Extensive perennial gardens, boxwoods, manicured lawn, board fence pasture and 3-horse barn now provide an exquisite setting for this 7+ acre country retreat only an hour's drive from Atlanta. \$1,775,000. By appointment: Barbara Malone, Harry Norman, Realtors, Atlanta, GA. 404-713-0653. Learn more at [www.1161DavisAcademy.com](http://www.1161DavisAcademy.com).



**MONTICELLO, c. 1840.** Located in the city of Monticello, listed on the National Register of Historic Places & 50 min from Atlanta, this beautiful home was originally built in Devils Half Acre in 1840. Meticulously restored & renovated with all of today's modern conveniences. The perfect estate for the client who loves horses and loves to ride! 40+/- beautiful acres of pastures, riding rings and pecan groves. A gorgeous custom designed 6-stall "show" horse barn that sits at the rear of the property amongst pastures. 5 Bedrooms/4 Full Baths/2Half Baths, Finished Basement & Pool. Sam Bayne, Atlanta Fine Homes Sotheby's International Realty, 404-375-8628.



**WAYCROSS, c. 1880.** This large, stately Federal-style home is in the Waycross Historic District, listed on the National Register. Sale includes tax abatement. Built by the son of David Blackshear, general in the War of 1812, and occupied by his grandchildren, this 7BR/2BA home has been updated with refinished hardwood floors and fresh paint, keeping historic details intact. Features a parlor, dining room, modern kitchen/breakfast area, 2nd floor balcony, and seven fireplaces. Large back porch and tax abatement applies. A must-see at \$179,000. Call 904-645-3131.



Dear Gloria,  
Recently a location scout knocked on my front door, introduced himself and asked if I would be interested in renting my historic home for an upcoming film project. Although flattered, I was a little sceptical and wanted to check his credentials first. Who do I call? If it is legitimate, are there any guidelines for working with film crews? This is all new to me.

- Faye B. from Decatur, Georgia

Dear Faye,  
It sounds like an opportunity has landed in your lap; however, you are right to be cautious. First things first! To make sure your location scout is legitimate, call the Georgia Film Office at 404-962-4047 to verify. The next step is to ask for references. Talk to other private home owners who have worked with them. Next, make sure you go over what can and cannot happen at your home - ask for a copy of the script or at least a synopsis of the movie and what scenes will be filmed at your house. The crew should work around anything that is off limits; be sure you or someone else is there to supervise the crew - this is *your* home, of course. Protective materials should be placed under *all* filming equipment - you don't want your beautiful hardwood floors to get damaged, do you? You'll want to read Michael Purser's article on page six. The Georgia Film Office is also a great resource for all your questions. Visit [www.georgia.org/media](http://www.georgia.org/media) or contact Lee Cuthbert at [lcuthbert@georgia.org](mailto:lcuthbert@georgia.org) or 404-962-4047.

- Gloria

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

## BIG CHANGES TO GEORGIA'S MAIN STREET PROGRAM

There's new energy on Main Street in 2013, as two key partners of The Georgia Trust have implemented big changes. At the federal level, the National Trust for Historic Preservation has spun off the National Main Street Center as an independent non-profit subsidiary. Second, the Georgia Department of Community Affairs, statewide coordinator of Georgia's Main Street Program, has made changes in both personnel and programs. These changes will improve the already respected and proven downtown development assistance available to Georgia's cities, of which the Georgia Trust's Main Street Design Assistance program is part.

The creation of the new National Main Street Center, Inc. is an effort to expand preservation-based economic development efforts in America's historic downtowns. With a new, dedicated board of directors, and a new President and CEO, the National Main Street Center officially relaunched operations on July 1, 2013. The new President has started touring Main Street programs around the country, visiting Georgia in August.

Georgia's Department of Community Affairs has also made important personnel changes. Their Office of Downtown Development, which cov-

ers Main Street operations, has a new office head, Billy Peppers, and a new coordinator of communications and training, Jessica Reynolds-Wiggins. Both came from successful Main Street programs in our state.

With these fresh faces, the Main Street team has begun to make welcome changes to Georgia's program. Gone is the sometimes-confusing Better Hometown designation formerly used by small Georgia cities. All cities, regardless of size, that previously met the qualifications for Better Hometown and Main Street designations will now be known as Classic Main Street cities. New tiers below Classic Main Street level have also been added to handle those cities just getting started with the program. For those select few Georgia cities that have maintained certain program standards over the long term, a new top tier, Georgia's Experienced Main Streets (GEMS) has also been created. Also new is the designation of Affiliate Downtown Network, for organizations, communities and special districts that want to take part in Main Street training opportunities but are ineligible for Classic Main Street status.

### TRUSTPEOPLE

#### CAREY & BILL PEARD

Atlanta



Carey and Bill are longtime supporters of The Georgia Trust. Together, they have rehabilitated two houses from the 1920s, one from the 1930s, one from the 1940s and one from the 1960s (but not in that order) – all in Georgia. Their current project is a 40-year-old – new by their standards – beach house in (gasp) South Carolina.

"The more we have gotten involved with The Georgia Trust, the more we have learned about our state, its rich history and the importance of preservation. The big plus, though, is the fun times we have shared with the outstanding people at The Georgia Trust."

### IN MEMORIAM



**Peter Michael Abreu** of Roswell, Georgia, passed away on Monday, August 12. Born in Brunswick, Georgia, Mr. Abreu spent his early childhood on Sea Island with his parents, Francis L. Abreu and May P. Abreu. A generous supporter of The Georgia Trust for twenty years, Peter made generous gifts to the Revolving Fund, special events, the annual fund, and most recently, as a sponsor of the 2012 Spring Ramble in Roswell. He and his wife Carol hosted the Heritage Reception at their lovely mid-century home, Northwind, in April 2012. Our thoughts are with his wife Carol and their family and friends.



**Jack P. Atkinson, Jr.** of Garfield, Georgia, long-time member of the Georgia Trust and former Rambles chair, died on April 22. Jack served on the Board from 1980 until 1990, won the Volunteer of the Year Award in 1985, and with his wife Jane received the Excellence in Rehabilitation Award in 1985 for the restoration of the Thomas-Stone House in Oxford. A graduate of Emory University, he served in Kenya in the United States Peace Corps from 1967-1969. Jack taught at Oxford College of Emory, was Registrar, and Director of Development there. From 1987 to 1995 he was Executive Director of the Association of Emory Alumni at Emory University in Atlanta. He was also Mayor of Oxford. He returned to live in his boyhood

hometown of Garfield, Georgia, in 1997, where he was active with the Emanuel County Historic Preservation Society. Jack had a great love for antiques and historic houses, and continued to attend the Rambles when he could, his last being in LaGrange last fall. The Georgia Trust expresses our deepest sympathies to his family and friends.



**Carolyn Reynolds Parker** of Greensboro, Georgia, passed away on July 24. Mrs. Parker served on The Georgia Trust Board of Trustees from 1992-1998. She was a stalwart supporter of the Trust and faithfully attended many meetings and Rambles. "She had a tremendous influence in the early development of Reynolds Plantation," family members said in her obituary. "In fact, it has been said that her fingerprints are all over Reynolds Plantation." Mrs. Parker oversaw the rehabilitation of the Jackson House at Reynolds Plantation and was recognized with a Georgia Trust Preservation Award in 1988. Our deepest condolences are with her many friends and family.

## WELCOME NEW & REJOINING MEMBERS

(Feb. 16, 2013–May 15, 2013)

### Individual

#### Alpharetta

Ms. Leslie Misch

#### Atlanta

Ms. Danita Brown  
Mr. Brent Drone  
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Ms. Karen Ryals  
Mr. Burke Sisco  
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Barnes & Thornburg  
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The Deconstructed House  
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Fine and Block  
Habersham Gardens  
HD Supply  
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Redi Floors  
Roseberry Insurance Agency  
Ute Design  
Worthscape

#### Forest Park

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#### Kennesaw

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Bardi Heating, Cooling and Plumbing

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## GENERAL OGLETHORPE SOCIETY 2013 EXCURSION

The General Oglethorpe Society includes all of our individual and corporate members who give \$2,500 or more to the Trust. Stay tuned for details in your mail about this fall's General's Excursion. We have an exciting trip planned. If you would like to join the General Oglethorpe Society and come on the General's Excursion, you can upgrade your membership by contacting Membership Director Nawana Wilkerson at 404.885.7805 or nwilkerson@georgiitrust.org.



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## THE MANSIONS OF MADISON

friday  
OCT. 4



Enjoy a day of exploring exquisite Southern homes such as the 1838 classic antebellum Hilltop, lovingly restored by late Senator Roy Lambert and his wife Chris; the Burney-Ponder-Rushing house, a stunning three-gabled Victorian-era cottage; and Terrell Plantation, which was once home to George Terrell, upon whom author Joel Chandler Harris based his famous fictional character Uncle Remus.

## TOWN AND COUNTRY

Explore sites in Madison, Bostwick and out to the Morgan county line. Discover stunning private residences such as Cedar Lane Farm, a lovely antebellum home with award-winning gardens, and an 1830 Greek Revival raised cottage, whose coastal style is unusual for Madison. Tour a working cotton gin and Mayor John Bostwick's home, great-grandson of Bostwick's founder. Get "cabin fever" at the magnificent homestead Summershade, featured in *Garden and Gun* magazine.



saturday  
OCT. 5

## INTOWN LIVING - LOFT LIFE

sunday  
OCT. 6



Enjoy brunch at picturesque Town Park, then tour contemporary lofts representative of urban revitalization in Madison. An 1885 hardware building was adapted into a creative live/work space with an abstract art gallery and couture design business. The "Ice House" was converted from a 1910 warehouse into a unique residence featuring Arts and Crafts furnishings and Cherokee artifacts. Discover beautifully decorated penthouses of The James Madison Inn, which features panoramic views of Madison.

# OCTOBER 4-6, 2013 THE GEORGIA TRUST FALL RAMBLE



FOR MORE INFO OR TO PURCHASE TICKETS, VISIT [WWW.GEORGIASTRUST.ORG](http://WWW.GEORGIASTRUST.ORG) OR CALL 404-885-8712