

GEORGIA TRUST FOR HISTORIC PRESERVATION

RAMBLER

SUMMER 2014 | VOL. 41 NO. 2

2014 PRESERVATION AWARDS

SEE THE STATE'S TOP PROJECTS!



RHODES HALL
GREEN REHABILITATION UPDATE

GEORGIA TRUST
WELCOMES NEW FACES

DRAYTON TOWER

DRAYTON TOWER

DRAYTON

2014 PRESERVATION AWARDS: PRESERVATION GOES TO COLLEGE



As our members are aware, The Georgia Trust has taken strong positions regarding historic buildings at various university and college campuses in our state. We advocate for the reuse and rehabilitation of historic collegiate buildings because they represent the shared memory of many generations of people who have studied at these places and they imbue a sense of culture and continuity which would be absent if these venerable buildings were lost. This is especially true of places like the University of Georgia and Georgia Tech that are expanding so rapidly due to rising admissions. It is important to preserve the historic campus buildings so that the necessary new construction does not dominate the landscape

and result in a loss of sense of place.

Considering this, it is especially rewarding to review this year's Preservation Award Winners. At The Georgia Trust's annual meeting in May in Cartersville, we awarded six awards for Excellence in Rehabilitation to institutions of higher learning. These went to Tift, Lewis and Herring Halls at Abraham Baldwin Agricultural College, the East Architecture Building at Georgia Tech, Collum Hall at Georgia Southwestern State University, the Dining Hall at South Georgia State College, Ashley Hall at Valdosta State University, and Language Hall at Emory at Oxford.

On behalf of the Board of Trustees of The Georgia Trust I would like to commend the Georgia State Board of Regents and its outstanding staff of architects and preservation planners for this remarkable achievement. We would also like to commend the Emory University Board of Trustees for their work at Emory's original campus at Oxford.

This commitment to preservation is not only praiseworthy, but I believe it makes sound business sense. When high school students are looking at schools today, polls have shown that the aesthetic appeal of the physical environment of the school plays a major role in their decision making process. The retention and rehabilitation of a campus's historic buildings and spaces is a significant factor in defining the beauty and character of the college campus. One needs to look no further than the annual ranking of college campuses conducted by a number of publications. These lists are dominated by campuses noted for their gracious historic architecture and idyllic historic landscapes.

I would also like to congratulate all of our award winners, especially Bainbridge City Hall, awarded the Marguerite Williams Award; the Housworth-Moseley House, awarded the Chairman's Award; Sheffield Hale, recipient of the Mary Gregory Jewett Award; and Karen Huebner, recipient of the Camille Yow Award. 🏠

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: Drayton Tower, Savannah, Georgia, 2014 Excellence in Rehabilitation Award

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UPDATE RHODES HALL FROM HISTORIC TO SUSTAINABLE

Rhodes Hall is well on its way to going From Historic to Sustainable.

Work is proceeding quickly. The roofs have been inspected and repaired, with several large flat sections requiring replacement. The original pressed tin ceiling panels on the front and side porches are back in place and the replica replacement panels have been installed.

The back sleeping porch has new windows – those replaced were not historic – and the woodwork has been repaired. Ballard Designs, a 32-year-old Atlanta company that specializes in European-inspired home furnishings, is refurbishing the space as an elegant Bride's Room with a clean, understated décor.

Next up: the rest of Rhodes Hall's 111 windows! Each of these original oak windows will be carefully restored.

As the work progresses, so does the \$1.7 million Rhodes Hall Capital Campaign. We are close to our goal and will officially close out the campaign on June 1. We are grateful to the generous support of each of our 176 donors. Our major donors include:

- | | |
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| Lettie Pate Evans Foundation | Florence C. and Harry L. English Memorial Fund |
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GEORGIA TRUST WELCOMES NEW FACES

The Georgia Trust welcomed a few new faces this spring. **William Aultman** is the Curator of Education at Hay House. William grew up in upstate New York where he was enrolled at the Albany Academies in Albany, New York. His family is native to Georgia, where he moved to attend Mercer University, graduating with a bachelor of arts degree in history.



William Aultman

Interning with The Georgia Trust in the Development Department is **Megan Wiginton**, a second year graduate student studying historic preservation at Georgia State University. When she's not studying, Megan runs a small business on Etsy called Barks & Bites Co. making and selling dog collars and accessories. In her spare time, Megan enjoys photography, sewing, and camping with her boyfriend of eight years, Ben, and her two dogs, Socrates and Bindi.



Megan Wiginton

Interning with Hay House this spring is **Brandon Hann** from Atlanta. A student at Mercer University, Brandon is graduating soon with a bachelor of arts degree in history. This summer he will start graduate school at Mercer's Master of Arts in Teaching program.



Brandon Hann

Hay House also welcomes **Reverend Arthur W. Villarreal** as its newest volunteer. Reverend Villarreal developed a love for historical homes while growing up in a restored sugar cane plantation in Louisiana. He worked in the banking industry and at an Atlanta area law firm before attending seminary in Berkeley, California. Recently ordained as a vocational deacon, Deacon Arthur is now part of the clergy staff at Christ Episcopal Church in Macon.



Rev. Villarreal

You are invited to an Open House to

CELEBRATE A GREENER RHODES HALL



Come see our rehabilitation in progress and see where we are headed, thanks to our generous supporters. We'll have exhibits and tours, nibbles and noshes, and champagne concoctions to celebrate the success of our \$1.7 million campaign to make Rhodes Hall more sustainable, functional, and beautiful. Free and open to the public.

MARK YOUR CALENDARS!

THE GEORGIA TRUST 2014 FALL RAMBLE
October 10-12, 2014
Americus, Georgia

Join us as we explore the historic town of Americus. Chartered in 1832, Americus boasts an abundance of antebellum and Victorian architecture.



UPTOWN RHODES RACE 5K
November 8, 2014
Rhodes Hall, Atlanta

Get ready for another exciting run/walk event through Ansley Park.

For more information or to register for these exciting upcoming events, visit WWW.GEORGIASTRUST.ORG.

2014 PRESERVATION AWARDS

BAINBRIDGE CITY HALL BAINBRIDGE, DECATUR COUNTY

Marguerite Williams Award for Excellence in Rehabilitation

When the Bainbridge City Hall needed more space, city leaders did not abandon downtown to build a new municipal complex. They not only stayed in the heart of the city but rehabilitated a total of four historic buildings in the process.

Historically located downtown, civic buildings often become functionally obsolete when their size no longer meets the demand of the services that they are required to provide. Civic buildings are frequently considered too expensive to rehabilitate, and as a result, local leaders face pressure to leave downtown districts and build modern facilities elsewhere.

Preservationists doggedly encourage retail, restaurants, entertainment venues and residential buildings to remain in historic downtowns. It is just as essential to keep government downtown because these buildings create foot traffic that supports local establishments. Bainbridge can count itself among the visionary communities that have recognized the value of governmental institutions to the revitalization of their downtowns.

Since 1976 Bainbridge's City Hall offices and Main Street offices were housed in the grand marble bank building on the southeast corner of the square and its adjacent commercial building. Though functional, the manner in which these two buildings were combined was less than ideal. Multiple entrances that access various departments were not interconnected and the entrance into the City Council chambers was particularly confusing.

In April 2012 the City of Bainbridge began a 15 month SPLOST-funded rehabilitation of City Hall. The \$4.2 million project included rehabilitating the bank and commercial building already in use, and expanding into a third adjacent building, the historic Kwirecki Hardware Building.

The three buildings were creatively combined to create a cohesive interior that is entirely accessible from a single entrance. The former bank's lobby was restored to a large, welcoming open space featuring its original coffered ceiling of pressed tin. Historic building materials were salvaged from the Kwirecki building and creatively repurposed throughout the space.

During rehabilitation city offices were temporarily relocated to the Gowan Building, another downtown historic building. Funded by a grant from the Kirbo Foundation and with consultation from The Georgia Trust's Main Street Design Assistance program, the Gowan Building's façade and ground floor were restored. This resulted in the revitalization of another significant corner of Bainbridge's square and created additional downtown commercial space.

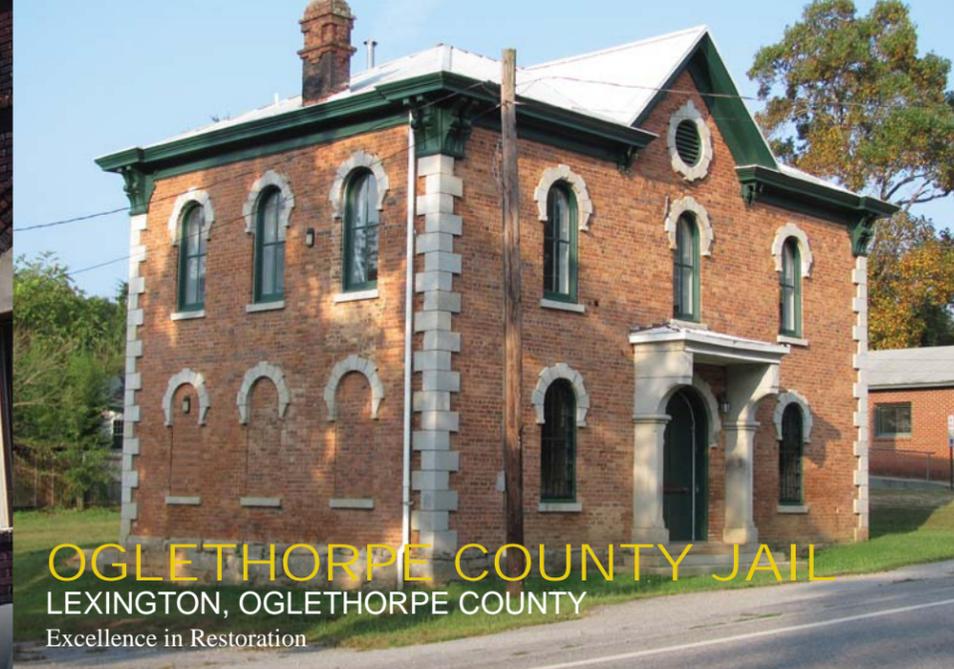
Preservation is as much about revitalizing and maintaining a community's sense of place as it is about saving an old building. The Bainbridge City Hall project provides a compelling example of a municipality that embraced its future without demolishing its past.

WINNER
Marguerite
Williams
Award

Each year since 1978, The Georgia Trust has recognized and honored projects and individuals who have contributed to the excellence of preservation in Georgia. Now, over 35 years later, the goals of the preservation movement – and of these awards – remain as relevant today: to recognize our history and improve the quality of life in our downtowns and throughout Georgia.

We also recognize several individuals and projects with our highest awards: the **Marguerite Williams Award**, presented annually to the project that has had the greatest impact on preservation in the state; the **Camille W. Yow Volunteer of the Year Award**; and the **Mary Gregory Jewett Award** for Lifetime Preservation Service.

The awards committee bases its decisions on the contributions of the person or project to the community and/or state and on compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The committee recommends to the Trust officers the recipients of the Stewardship and Excellence in Preservation, Restoration and Rehabilitation awards.



OGLETHORPE COUNTY JAIL
LEXINGTON, OGLETHORPE COUNTY
Excellence in Restoration



SMITH PLANTATION CORN CRIB
ROSWELL, FULTON COUNTY
Excellence in Restoration



108 LEE STREET
LAGRANGE, TROUP COUNTY
Excellence in Rehabilitation

OGLETHORPE COUNTY JAIL

Built in 1878, this brick jailhouse was the oldest continuously used jail in Georgia until it closed in 2007. The building originally featured a mansard roof that supported a water reservoir, supplying the jail with what is believed to be the first indoor plumbing in Lexington. Over the years the jail underwent many renovations and alterations, including the removal of the mansard roof, interior renovations, the installation of two steel cells in 1935, and several building additions. The restoration was made possible through a partnership with Historic Oglethorpe County, Inc. and Oglethorpe County, and three major grants from the Watson-Brown Foundation. After the removal of the late 20th century additions, the project focused on restoring the exterior and interior to the jail's 1935 appearance and setting. Additional funds will contribute to the creation of exhibits on the building's history and context for display.

SMITH PLANTATION CORN CRIB

Located in downtown Roswell, the Archibald Smith House and Plantation is one of the best-preserved examples of an intact 19th century farmstead in its original location in Georgia. The plantation was restored and opened for tours in 1992. The 1850 corn crib is one of the Smith Plantation's ten original outbuildings and boasts original hand-wrought hardware and hand-hewn log construction with tight dovetail joints. This structure had been previously restored, but was severely damaged in a storm by a fallen tree in June 2013. Following the storm, the corn crib was promptly and carefully documented and restored again. The project included rebuilding the cedar shake roof, repairing siding, and replacing materials in kind only where historic material was beyond repair.

108 LEE STREET

The small one-story house at 108 Lee Street in Cartersville's West End Historic District likely dates to the late 1930s. The district saw an influx of residential development from the 1870s through the 1930s, resulting in a variety of residential structures that reflect different architectural styles of this period. This section of the West End Historic District contains numerous rental properties, and 108 Lee Street suffered from a lack of maintenance and severe deterioration by the time it was purchased by a local couple in 2012. The project included removing non-historic dilapidated additions on the rear of the house, restoring windows to match originals, foundation repair and roof work. The result of this project is a rehabilitated rental property that contributes to the revitalization of this historic neighborhood.

ASHLEY HALL

Constructed in 1921 as a girls' dormitory, Ashley Hall was one of the original Spanish Mission style buildings of the State Normal School, now Valdosta State University. The building has served a variety of uses and undergone many renovations. The recent rehabilitation restored the building as closely as possible to its original character by repairing the existing clay tile roof, trim work and original heart pine floors. Layers of interior paint were also removed to restore the original dark stain finishes, which created a dramatic difference in the feel of the space. The Ashley Hall rehabilitation project, which cost \$5.5 million and took two years to complete, resulted in a beautiful new home for the Department of History and Department Philosophy and Religious Studies, and is a standing testament to the campus's architectural past.



ASHLEY HALL
VALDOSTA STATE UNIVERSITY
VALDOSTA, LOWNDES COUNTY
Excellence in Rehabilitation

B&D BURGERS

Since its construction in 1855, 209 West Congress Street in Savannah has served a variety of commercial ventures including a grocery, a restaurant supply store and most recently, a printing company. When B&D Burgers acquired the property in 2011, much of the historic interior had been obscured and the exterior was in need of rehabilitation. The project's architects worked with the Historic Savannah Foundation, the Metropolitan Planning Commission and the Georgia Historic Preservation Division to take advantage of State and Federal Historic Preservation tax credit programs. The brick façade was repointed and repaired, interior trim and finishes were recreated from historic images, and the large circa 1910 skylight in the center of the building was replaced in kind. Additionally, the restaurant repurposed the adjacent empty lot as a patio dining area, creating a vibrant outdoor scene at street level.



B&D BURGERS
SAVANNAH, CHATHAM COUNTY
Excellence in Rehabilitation

THE BALDWIN LOFTS

Built in 1903 and originally named the Horne Building, the Baldwin Building is a three-story commercial building in downtown Milledgeville. Originally consisting of retail space on the ground floor and office space above, the façade was covered in an aluminum slipcover and storefronts were replaced in 1946. Although the aluminum panels were later removed, the modernized storefronts remained in place, bricks were painted, and the upstairs windows fell into disrepair. The recent rehabilitation restored the Baldwin Building's historic façade and street level storefronts. The upper floors were converted to apartments, retaining the building's central hallways and high ceilings. The project utilized both the 20% federal tax credit and state rehabilitation tax credits which facilitated the financing strategy for design, construction and operation.



THE BALDWIN LOFTS
MILLEDGEVILLE, BALDWIN COUNTY
Excellence in Rehabilitation

CLARKSTON CITY HALL ANNEX

This late 19th century house stands in a residential neighborhood near the center of town and directly across the street from Clarkston's current City Hall. To accommodate expanding needs, the city acquired this historic property in 2012 for rehabilitation. The house had been the residence of Ms. Mary Morris for 84 years prior to the city's ownership and retained many of its original features and finishes. The rehabilitation project improved the property's accessibility for the public and provided additional office space for the city while maintaining the residential character of the house and its surroundings. Architectural elements such as an elaborate fireplace mantles and existing beadboard ceilings were retained. The Clarkston City Hall Annex stands as an excellent example of a municipal government actively implementing historic preservation strategies in its community.



CLARKSTON CITY HALL ANNEX
CLARKSTON, DEKALB COUNTY
Excellence in Rehabilitation

COLLEGE OF ARCHITECTURE EAST ARCHITECTURE BUILDING, INTERIOR

Constructed in 1952, Georgia Tech's College of Architecture East Building is one of several early modern buildings on campus designed by Professor of Architecture Paul M. Heffernan. Over the years, the interior of the building endured significant and insensitive changes. Efforts to restore the building's historic character began with the 2009 rehabilitation of the Reinsch-Pierce Family Auditorium and the dean's suite of offices. The restoration of the original Architecture Library to the sleek modern space that Heffernan designed began in 2012. Interior additions were removed and original finishes including terrazzo floors, aluminum frame windows, wooden shelves and a cork wall, were restored or replaced in kind. Today architecture students can once again experience this building as it was intended.



COLLEGE OF ARCHITECTURE EAST ARCHITECTURE BUILDING
GEORGIA TECH
ATLANTA, FULTON COUNTY
Excellence in Rehabilitation

COLLUM HALL

When Georgia Southwestern State University needed more space for administrative offices and classrooms, they initially considered demolishing Collum Hall, built as a dormitory in 1952. After careful financial analysis, it was determined that despite its inefficient interior layout, the building could be repurposed to serve the needs of the university in a way that would be less costly than demolition and new construction. As the layout of small dorm rooms was no longer applicable to modern needs, interior walls were removed to create classrooms and offices of various sizes. The exterior of the three-story building was completely restored and an elevator tower was sensitively added to one end. Collum Hall is now home to the South Georgia College Entry Program with additional classrooms and offices for Georgia Southwestern State University.



COLLUM HALL
GEORGIA SOUTHWESTERN STATE UNIVERSITY
AMERICUS, SUMTER COUNTY
Excellence in Rehabilitation

DINING HALL

Situated between a new student housing area and the historic campus core, South Georgia State College's circa 1926 dining hall was the ideal site for the college's new dining facility. In 1970 this building was renovated to create classroom space and the only historic material left intact was the building envelope. The recent rehabilitation restored the exterior, replacing the balustrades above the windows and retaining the windows to their historic configuration. The new addition around the rear of the historic dining hall uses a similar profile and materials, though in a modern design which complements and contrasts with both the historic structure and the mid-century buildings nearby. Through this unique rehabilitation and construction, South Georgia State College has been able to return its historic dining hall to its original use in a new century.



DINING HALL
SOUTH GEORGIA STATE COLLEGE
DOUGLAS, COFFEE COUNTY
Excellence in Rehabilitation

DRAYTON TOWER

Built as the Drayton Arms Apartments in 1951, this large apartment building was intended to meet the growing needs of Savannah's veterans and low income community. In contrast with Savannah's historic downtown, Drayton Tower's modern design features clean, smooth lines of white limestone and green Solex windows. Rehabilitation began in 2006 by Savannah developer Michael Brown, concentrating on cleaning and repairing the building's exterior while restoring notable design elements on the interior. Unfortunately, the economic recession caused the rehabilitation project to stall and left the majority of the building's interior gutted. In 2012 the building was purchased by Flank, a New York based architectural and property development firm, and the project was continued. Drayton Tower now offers ground floor retail space and apartments with designs based on original floor plans, allowing this beacon of modern housing to once again be a part of the community.



DRAYTON TOWER
SAVANNAH, CHATHAM COUNTY
Excellence in Rehabilitation

HOUSWORTH-MOSELEY HOUSE

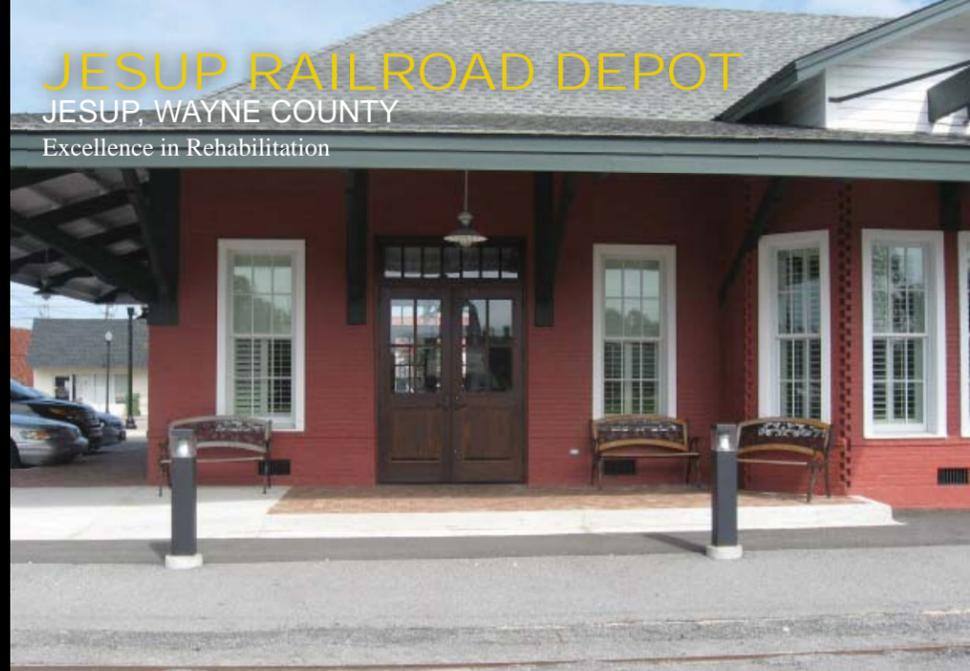
This vernacular farmhouse was constructed in 1843 as a hall-and-parlor home and remained in the same family for 160 years. After the property went through foreclosure, it was purchased by The Georgia Trust's Revolving Fund program in 2011 and resold to preservation-minded owners who quickly began work to realize their dream for this historic farmstead. The sensitive rehabilitation project included repairing or replacing and painting the clapboard siding, a new shake roof, and the replacement of non-historic windows with replications of the last original window remaining on the house. The owners chose to maintain the historic character of the house's interior by leaving the wooden interior walls bare and the slant of the interior doorways intact.



HOUSWORTH-MOSELEY HOUSE
LITHONIA, DEKALB COUNTY
Chairman's Award and Excellence in Rehabilitation

JESUP RAILROAD DEPOT

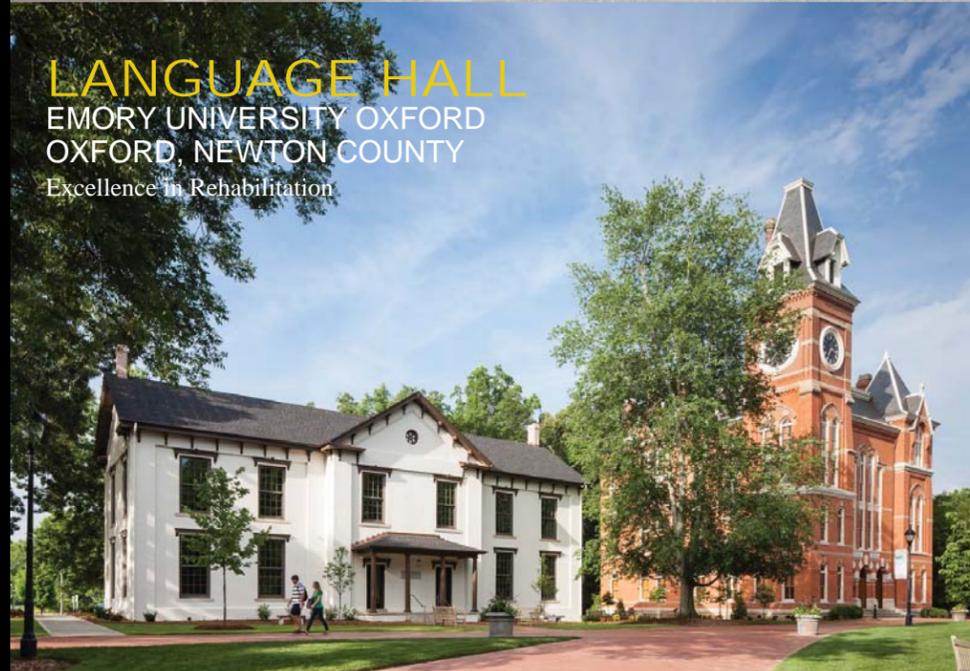
The Jesup Depot was built in 1903 by the Atlantic Coast Line Railroad and remained in use until 2003 when it was severely damaged by fire. Two years after the devastating fire, the City of Jesup received over \$800,000 in Federal funds to purchase and restore the building. During its century of use as a combination freight and passenger depot, the building's signature 12-foot eaves were shortened or removed in many places in order to accommodate taller vehicles. The rehabilitation, completed in 2012, restored the building's deep overhangs and its original patterns of door and window openings. The depot's interior was rebuilt using materials and finishes reminiscent of the early 20th century. Today the Jesup Depot houses a welcome center with offices and community gathering space while continuing to serve as one of only five Amtrak station stops in Georgia.



JESUP RAILROAD DEPOT
JESUP, WAYNE COUNTY
Excellence in Rehabilitation

LANGUAGE HALL

Constructed in 1874 on the quad of Emory University Oxford, Language Hall is one of a group of late 19th century buildings that define the character of the university's historic campus. Modifications to Language Hall over the years included the removal of chimneys, replacement of windows, and the re-configuration of the interior. Every decision made during the recent rehabilitation process was based on research conducted on this building as well as the neighboring historic Humanities Hall. Historic materials such as plaster walls, terra cotta window hoods and heart pine flooring were restored. A new addition on the rear of the building was inspired by the design of the Humanities Hall and adds much needed office space. The addition's juncture with the original building exposes a historic window hood and doorway, a detail that adds to the richness of the building by revealing a shadow of its past.



LANGUAGE HALL
EMORY UNIVERSITY OXFORD
OXFORD, NEWTON COUNTY
Excellence in Rehabilitation

LEVY JEWELERS

Built as a Lerner's Department Store in 1947, this Art Moderne style building was among the first in Savannah to have a complete air conditioning system and automatic elevators. Though much of the building's exterior has remained intact, the building's many uses over the years left its interior essentially gutted. Historic research of original drawings, photographs, articles and oral histories helped the architects recreate the historic department store interior including the recessed fluorescent lighting and mid-century paint colors. The exterior rehabilitation included restoring or replacing in kind the terrazzo and Tennessee marble entryways. Levy Jewelers, itself a historic Savannah institution, is an appropriate fit for this iconic building on a bustling corner of Broughton Street.



LEVY JEWELERS
SAVANNAH, CHATHAM COUNTY
Excellence in Rehabilitation

SOUTHERN RAILWAY DEPOT

The Southern Railway Depot in Lavonia served passengers and freight from 1912 until the early 1950s, when many short line rail systems were decommissioned. Beginning in 1959, the building was altered repeatedly as it housed several different local businesses. The depot's recent rehabilitation included exterior repairs, new exterior paint based on Southern Railway's historic color schemes, and the replacement of non-historic doors and windows with more historically appropriate ones. The original layout of the interior was restored, as were the ticket window and original interior finishes. Today the Lavonia Welcome Center, Downtown Development Authority and Better Hometown offices are located in the depot, along with local history displays and exhibits that are open to the public. As such it plays an integral part in preserving and documenting the history of the city and its residents.



SOUTHERN RAILWAY DEPOT
LAVONIA, FRANKLIN COUNTY
Excellence in Rehabilitation

SPARTA RAILROAD FREIGHT BUILDING

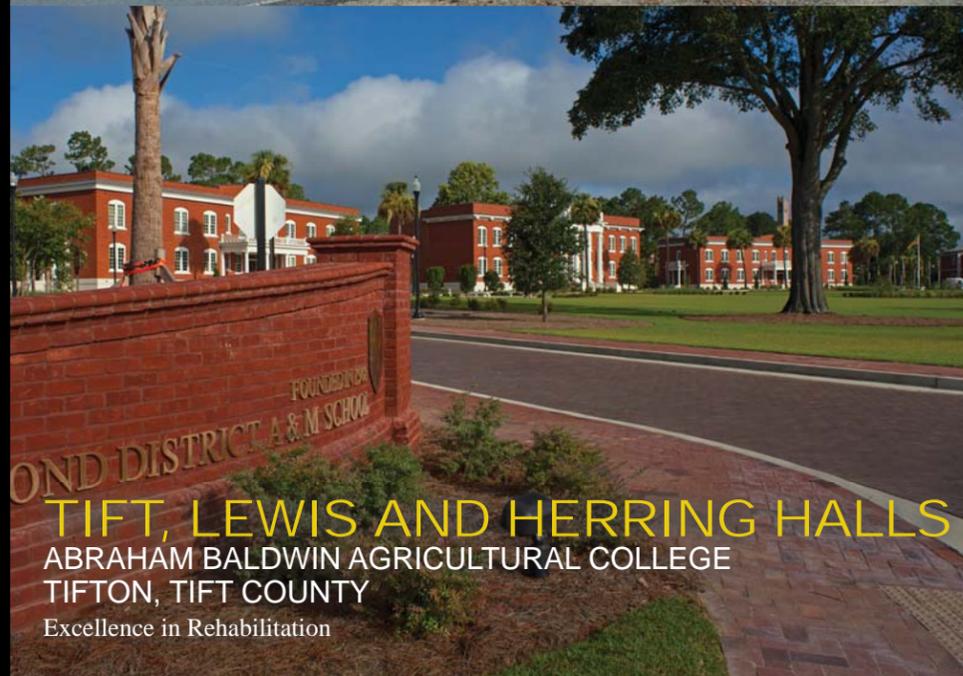
This late 19th century warehouse is adjacent to the Sparta train depot and originally stored cotton and other freight for the railroad in the then-bustling City of Sparta. Through The Georgia Trust's Revolving Fund, Robert and Suzy Currey purchased the property with intentions of using the space to further their mission of infusing new life into the town. During the rehabilitation, bricks were repointed, the freight office rehabilitated, historically appropriate windows were installed, and the cinder-block-enclosed porch was reopened. The Curreys, who also have a passion of organic farming, partnered with a like-minded soul and began a mushroom growing operation in the building. Mushrooms are grown in freestanding, climate-controlled tents within the large open interior, and the restored front porch now hosts a local farmer's market.



SPARTA RAILROAD FREIGHT BUILDING
SPARTA, HANCOCK COUNTY
Excellence in Rehabilitation

TIFT, LEWIS AND HERRING HALLS

A "Sweetheart Circle," which consists of three buildings at one side of a grand front lawn, was the historic core of several Georgia A&M school campuses founded in the first decade of the 20th century. The Sweetheart Circle of Abraham Baldwin Agricultural College consists of the central classroom building, Tift Hall, flanked by two dormitories, Lewis Hall and Herring Hall. Although they were insensitively renovated over the years, these three buildings remained largely intact. The rehabilitation project began in 2008 and involved work on all three buildings to repair water damage, replace windows with historically appropriate designs, and allow for the sensitive addition of upgraded mechanical, electrical and plumbing systems. The beautifully rehabilitated Tift, Lewis and Herring Halls once again proudly welcome visitors to the college.



TIFT, LEWIS AND HERRING HALLS
ABRAHAM BALDWIN AGRICULTURAL COLLEGE
TIFTON, TIFT COUNTY
Excellence in Rehabilitation

WHITE COLUMNS

In 1876 John Conyers constructed a two-story Victorian home near the main square of the newly-formed city of Cartersville. After the construction of a new courthouse across the street in 1903, the lady of the house requested that her home also have white columns and so it took the form and style we see today. The house saw many more changes, subdivisions and additions prior to being abandoned in the 1980s. The house was on the brink of demolition when it was purchased by its current owners, who promptly stabilized the house and removed deteriorating non-historic additions. Architectural elements such as historic windows, doors and mantles were carefully restored and the namesake columns were removed, hand-sanded, and reinstalled. White Columns is once again a grand residence, reflecting the history of this once residential part of Cartersville.



WHITE COLUMNS
CARTERSVILLE, BARTOW COUNTY
Excellence in Rehabilitation

THE FOX THEATRE INSTITUTE

The Fox Theatre Institute was founded in 2008 to help revitalize historic theaters throughout Georgia. The organization shares its historic preservation and operations expertise, and has provided a total of \$185,000 in grants which have leveraged additional community investment in excess of \$300,000 to date. Current projects include the restoration of the marquee at the Plaza Theatre in Atlanta and a complete façade restoration of the President Theatre in Manchester. As another way to share its wealth of preservation knowledge, FTI created The Georgia Historic Preservation Handbook in collaboration with The Georgia Trust and the Georgia Historic Preservation Division. This handbook is a guide for anyone looking for information on historic preservation in Georgia. During its brief history, FTI has become an important resource for communities throughout the state.



THE FOX THEATRE INSTITUTE
ATLANTA, FULTON COUNTY
Preservation Service

PERCELL AND VERONICA KELLEY

Percell and Veronica Kelley moved to Forsyth in 2011 after purchasing the Pace House from The Georgia Trust's Revolving Fund program. This house was one of three slated for demolition by Wal-Mart which changed its plan and donated the properties instead, thanks to the dedicated efforts of local residents. The Kelleys completed work on the Pace House and then purchased the neighboring Kyte House in 2012. After completing the Kyte House, they rehabilitated and moved into the Miller House. The Kelleys have quickly become an asset to the community and, after rehabilitating a fourth house in the neighborhood, were recognized by the City of Forsyth with the Mayor's Historic Preservation Award. The couple continues to take on new projects, and their work has led to an increase in public awareness, appreciation and support of preservation throughout the city and has shown all of us that preservation is possible on a variety of budgets.



PERCELL & VERONICA KELLEY
FORSYTH, MONROE COUNTY
Preservation Service



Kyte House Pace House Miller House

SHEFFIELD HALE

ATLANTA, FULTON COUNTY

Mary Gregory Jewett Award



Sheffield Hale is currently the President and CEO of the Atlanta History Center where he has served since 2012. In these two years, the History Center has had a major revitalization of its educational programming and its image in the Atlanta community. Sheffield has brought a wide diversity of historical topics to the public and initiated the Party with the Past program, which regularly draws large crowds of younger Atlantans to attend events at historic places.

Sheffield serves as a Trustee of the National Trust for Historic Preservation, the Robert W. Woodruff Library of Atlanta University Center, Fox Theatre Inc., University of Georgia Press, and the Georgia Humanities Council. He has served on The Georgia Trust Board of Trustees twice, and was its Chairman in 2000-2001.

KAREN HUEBNER

ATLANTA, FULTON COUNTY

Camille Yow Volunteer of the Year Award



Karen Huebner served as Executive Director of the Atlanta Urban Design Commission for many years, guiding the designation and oversight of numerous local historic districts and landmarks. After leaving the Atlanta Urban Design Commission, Karen began volunteering her time and talents to the causes that matter to her, and The Georgia Trust has been very fortunate to reap the benefits of Karen's generous volunteerism. Since 2008, Karen has volunteered at least one day a week in the Trust's development office assisting with membership and event planning. Additionally, she continues to offer expert advice and guidance through her participation on various committees, including the Preservation Awards Committee.

PLACE YOUR HISTORIC PROPERTY IN FRONT OF HIGHLY INTERESTED BUYERS.

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



ATLANTA, c. 1898. 2933 Maco Street. Whittier Mill has its own 17-acre landscaped park bordered by the Chattahoochee! ITP, 1.8 miles from Moores Mill. Four large, light-filled rooms (14'x15' average) 10' ceilings, heart-pine floors, 4 fireplaces, keeping-room kitchen, original 4 panel doors & mantles. Gas range, DW, ice-maker in 'frig., updated bath, brand new roof and Home Warranty included for \$140,000!!! Contact Bett Williams, (404) 309-4876, Dorsey Alston Realtors, 100 W. Paces Ferry Road, Atlanta, GA 30305 (404) 352-2010.



CRAWFORDVILLE, c. 1872. Pembroke Hall, former home of John Alexander Stephens, nephew of Alexander Hamilton Stephens, Confederate leader and later Governor of Georgia. Pembroke Hall has been updated over the years to its present 5100 square feet, and provides modern conveniences for living while offering the stately surroundings of the Old South. For more details, call Jim Hudson, 706-453-6253, RE/MAX Lake Oconee.



GREENVILLE, c. 1910. Located on 4.93 acres, this charming historic home, built in 1910, has the original flooring, hardware and light fixtures. Downstairs has maple flooring imported from England with yellow pine upstairs. An exquisite mahogany staircase graces the entrance. Stained glass windows were crafted by Lorenz art glass studio. Beautiful fireplaces with the original mantles are showcased in the home. Exterior has been restored and repainted as well as other improvements. Offered For Sale at \$450,000. Call Linda Daniel, Daniel Realty & Insurance Agency, Inc., 706-882-1848, Lindad@daniel-realty-ins.com.

YOUR AD COULD BE HERE

Readers of the *RAMBLER* appreciate historic architecture and are interested in preserving and maintaining Georgia's architectural heritage. Call 404-885-7802 or email tclark@georgiatrust.org.



NEWMAN, c. 1914. The Cole-Nixon Home in the 'Cole Town' Historic District, a tribute to the craftsmanship of the R.D. Cole Co. and the Georgia Marble Co. (operated by Mrs. Cole's family in Tate). Sympathetic 1990s renovation in the Kitchen & Owner's Suite. Private estate dominates the city block, boasting carriage house, secret garden with koi pond/waterfall. Also includes a frame home, circa 1830s, believed to be the oldest home in Newnan still in its original location. The first time ever on the market, only adding to its allure. Contact Joan or Sherry, Harry Norman Realtors, Peachtree City 770-632-8526 EOH.

2014 PRESERVATION GALA

More than 400 people attended the 30th annual Preservation Gala: *Garden & Fun*, raising more than \$100,000 to help support the Trust's mission to reclaim, restore and revitalize historic places across the state. Co-chaired by Elizabeth and Mike Nadal and Carey and Bill Peard, the March 14 event honored Beauchamp Carr. Photos by Ron Jones



1. Anne Cox Chambers, William Banks 2. Elizabeth Morgan Spiegel, Dot Stoller
3. Elizabeth and Mike Nadal, Le and Beauchamp Carr, Carey and Bill Peard

MAGNOLIAS

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Fidelity Bank
Frances and Nat Hansford
Heath Massey and John Mitchener
Dorothy and Miles Snowden
Camille Yow

DOGWOODS

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Tamara and Ken Bazzle
Teri and Mose Bond
Le and Beauchamp Carr
Elizabeth and William DeGolian
Patricia and Todd Deveau
Sally and Carl Gable

Micki and Carl Gambrell
Elizabeth and Sheffield Hale
Linda and Henry Harris
Dorothy "Wawa" Smith Hines
and Richard Hines
Libby and Ira Levy
Carolyn and Hector Llorens
Carmie and Mark McDonald

Antonia and Wright Mitchell
Elizabeth and Michael Nadal
Carey and Bill Peard
Lombard and Everett Puri
Georgia Schley Ritchie and
Diff Ritchie
Dean and Bronson Smith
David A. Smith

Frederick Spitzmiller
Triska Drake and
G. Kimbrough Taylor
Tom Wight
Mary and Bob Yelloweas

GARDEN & FUN

Deloitte.



THE ROCK (UPSON COUNTY), c. 1880. This charming historic home is surrounded with mature magnolias and pecan trees on 4.96 tranquil acres. The beautifully maintained 3,900 square foot home has high tongue & groove ceilings with original Georgia heart pine floors, 8 fireplaces with gas inserts, updated systems, new roof, 10 foot wide shotgun foyer with 14' ceilings, and a library with sliding ladder. Also includes a 2,100 square foot metal building and smaller studio. Possible commercial usage. Conveniently located near The Rock Ranch. \$300,000. Contact Pam Guthrie at 404-307-6068 or pamguthrie@me.com.



THE ROCK (UPSON COUNTY), c. 1880. Large 4,400 square foot historic home on 2.18 beautiful acres. Spacious 4BR/3BA, dining room and large kitchen, new roof & furnace, walls and ceilings have been beautifully refinished. Scenic back porch with picturesque view of pecan trees. Restoration started and waiting for someone to finish. Potential commercial usage. Conveniently located near The Rock Ranch. Owner financing with down payment for qualified purchaser. \$139,000. Contact Pam Guthrie at 404-307-6068 or pamguthrie@me.com.



WOODBURY, c. 1830. Exquisitely renovated 23+ acre Plantation estate. Property includes 3,200+ sqft 1830's Plantation home, expansive gardens, potting shed, salt water pool, privately nestled 900+ sqft guest cottage & detached two car garage/workshop. Also includes a 1680+ sqft caretakers home/income-producing property. Main house boasts a state-of-the-art kitchen featured on the cover of Kitchen Trends Magazine. Renovations preserve original splendor but add the modern conveniences. Located one hour from the Atlanta airport. Call Piper Gresham 706-577-0267 or Hillary Evans, Evans Realty 706-846-2000.

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.

REDUCED



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. \$179,000 (originally \$195,000). Contact Kate Ryan, 404-885-7817, kryan@georgiatriust.org.



SHORT-STEVENS HOUSE

Buena Vista, c. 1875. This 5BR/2.5BA house has retained several of its early-mid century features, including mantels, fixtures, cabinets and hardware. After sitting vacant for several years, the house is in need of new electrical, plumbing and HVAC systems, as well as remodeled kitchen and baths and interior cosmetic work. The house may be eligible for several financial incentives, including an 8 1/2 year tax abatement and tax credits for substantial rehabilitation. \$195,000. Contact Kate Ryan, 404-885-7817, kryan@georgiatriust.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@georgiatriust.org.



JOHN T. TURNELL HOUSE

Madison, c. 1895. A true diamond in the rough. This 1900 square foot folk Victorian cottage was built by the Turnell family who operated a boarding house. The house is located at 439 West Jefferson Street in an identified Downtown Urban Redevelopment Area known as the West Washington Street Gateway. \$40,000. Contact Kate Ryan, 404-885-7817, kryan@georgiatriust.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@georgiatriust.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@georgiatriust.org.

SAVING THE TAYLOR HOUSE

The Georgia Trust has a new partner in a Revolving Fund project in Summerville, Georgia. The historic Taylor House, which was constructed in the late 19th century, is a prominent Queen Anne style landmark near downtown. Unfortunately, this house was approaching the point of no return. Then along came **William Benefield** who purchased the house and immediately began rehabilitation. A new roof has been installed, which included replacing many of the rotten roof rafters and decking, and Benefield has moved on to repair the foundation. In order to assist Mr. Benefield in his efforts, The Georgia Trust has awarded him a \$5,000 rehabilitation grant in exchange for Mr. Benefield deeding over a preservation conservation easement on the property. For rehabilitation updates, visit the Facebook page *Taylor House Restoration*.

WELCOME NEW & REJOINING MEMBERS

(November 16, 2013–February 15, 2014)

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CORRECTIONS

The B. Phinzy Spalding Scholarship was misspelled on page 10 of the 2013 Annual Report.

The quote "The convergence of two huge generations – the Boomers and the Millennials – with similar appetites for compact, walkable, mixed-use communities creates an enormous rebuilding opportunity based on smart growth" on page 9 of the previous issue of the *Rambler* was said by Christopher Leinberger, not Billy Parrish.

The historic Randolph-Lucas House in Atlanta was moved from its location on Peachtree Road, not Peachtree Street, as stated on page 14 of the last *Rambler*.

We apologize for any confusion or inconvenience.



G The Georgia Trust for Historic Preservation
GENERAL OGLETHORPE SOCIETY

The General Oglethorpe Society is an honorary association for the Trust's highest level donors. For more information, contact 404-885-7805 or membership@georgiatriust.org.

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