

GEORGIA TRUST FOR HISTORIC PRESERVATION

# RAMBLER

WINTER 2016 | VOL. 42 NO. 4

SAVE THE DATE  
2016 PRESERVATION GALA 3

CALL FOR ENTRIES  
SCHOLARSHIPS &  
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# 2016 PLACES IN PERIL

10 PLACES THAT NEED YOUR HELP

## PLACES IN PERIL: SAVING PLACES ONE AT A TIME



With this listing of our 2016 *Places in Peril*, it is prudent to examine the results of this program. The key questions are: Does the *Places in Peril* program make a difference? How can it be improved? What do we do with sites that are not saved at the end of the year?

I am pleased to say that *Places in Peril* does make a positive difference. This past year shows the effectiveness of the program. The Hancock County Courthouse was gutted by fire in the summer of 2014. It now stands on the brink of a remarkable renaissance as a modern county courthouse building. The East Point Civic Block was slated for demolition by the city of East Point, but the

Georgia Trust's team of experts has convinced the city that the buildings can be rehabilitated, and we are working with the city council on a plan for revitalization of the whole block. The Haistens Hospital in Griffin, another building that was almost demolished, has had an exterior rehabilitation by volunteers from Home Depot and we are now marketing it in our Revolving Fund. The Canton Grammar School was acquired by the City and will be adaptively used. Great strides have been made in the rehabilitation of the Sowega Building in Adel, the Fairview School in Cave Spring and Gaines Hall at Morris Brown College.

At this past year's Preservation Awards ceremony, we gave awards to two former *Places in Peril* which have now been rehabilitated and saved. They are the Chattahoochee Park Pavilion in Gainesville and the Ford Daniel Archaeological Park in Gwinnett County. Yes, the *Places in Peril* program can be improved. The Georgia Trust staff is small and stretched to its capacity. Our effectiveness would be greatly enhanced by having an additional preservation department employee to work with our partners in raising money, arranging work days and preparing preservation plans.

Many people ask: What does The Georgia Trust do with sites that are not resolved at the end of the year? The answer is that they stay on our master list and we continue to work toward preservation solutions with these sites. In the majority of cases, a solution to a nagging preservation problem only comes along when there is a confluence of opportunity, financial resources and the people who step forward to save the structure on site. Most often this does not happen in a 12-month period. Consequently, the Georgia Trust Board and staff make a long term commitment to saving the site and continually searching for the right time to bring the rehabilitation project to fruition. There is no better feeling than when an individual or group steps forward to receive an award for saving a former *Place in Peril*. 

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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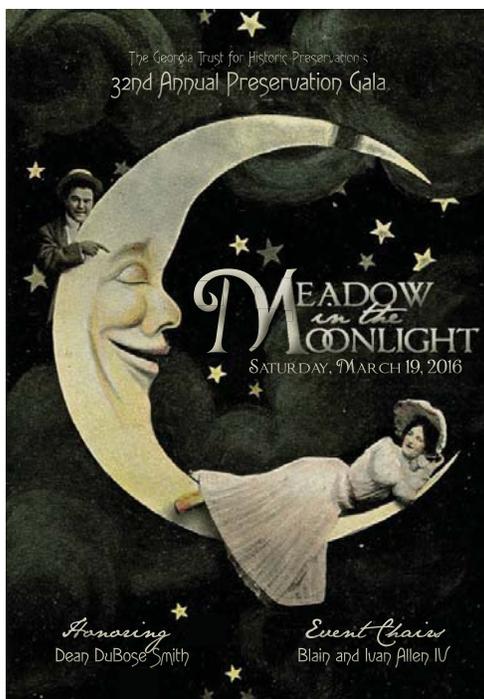
*Cover image:* New construction built with a similar form to three neighboring historic properties in Savannah. Courtesy Historic Savannah Foundation

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

## 2016 PRESERVATION GALA MEADOW IN THE MOONLIGHT

Let's party under the moon! Join us at The Georgia Trust's 32nd Annual Preservation Gala, *Meadow in the Moonlight*, on Saturday, March 19. We'll gather at dusk at The Meadow at the beautiful Allen family estate on Northside Drive, as a waxing moon rises over acres of lush fields and mature trees. Guests will stroll the moonlit landscape in the heart of one of Atlanta's loveliest neighborhoods, enjoying an array of tempting tastes and cocktails. They'll encounter glimmering entertainers as live music fills the air. Lunar revelers will dance under the stars in the band tent.

The Preservation Gala is The Georgia Trust's biggest fundraiser of the year. The event chairs are Blain and Ivan Allen IV and our honorary chair is Dean DuBose Smith. Tickets are \$150 for members, \$200 for non-members (and includes a one-year membership in the Trust), and \$100 for under-40 guests. Invitations will be mailed in January 2016, or you can go online at [www.georgiatrust.org](http://www.georgiatrust.org). 



## PLANNED GIVING AN ANONYMOUS DONOR SPEAKS OUT

Have you ever wondered, "Who are those anonymous donors?" They are people who care deeply about The Georgia Trust and the work it does. Recently we were contacted by a couple who wants to include the Trust in their estate planning. They were kind enough to tell us why:

*We have been involved with historic preservation for well over thirty years, but it's been only the last ten years that we have had homes where there are organizations such as the Georgia Trust to lead the way in guidance and assistance. We have come to realize just how important these organizations are not only in preserving the past, but also in encouraging young people to see the value in becoming stewards of these wonderful old properties, which can never be replicated, and restore them to their former glory. We also recognize that these organizations cannot exist without our support! Most recently, we spent a considerable amount of time in "putting our estate in order". In addition to family, we wanted to remember good friends and also those organizations that have been a constant in our life, and our lives made richer because of them.*

There are many ways to leave a legacy at here at The Georgia Trust, many of which have significant tax advantages for you and your survivors. For more information on the Trust's planned giving program, please contact President and CEO Mark McDonald at 404.881.7801 or [mmcdonald@georgiatrust.org](mailto:mmcdonald@georgiatrust.org). 

## MARK YOUR CALENDARS!

### CHRISTMAS AT HAY HOUSE

**December 1-31, 2015**

**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.



### SANTA AT RHODES HALL

**December 5-20, 2015**

**Rhodes Hall, Atlanta**

Avoid the long lines at the mall and come to Rhodes Hall for a fun, easy and enjoyable Santa experience.



### 2016 PRESERVATION GALA

**March 19, 2016, 7:00 pm**

**The Meadow, Atlanta**

Join us for *A Legendary Encore: An All-Access Celebration of the Fox*, where guests will experience this opulent midtown treasure like never before! Great food, music, and fun!

### THE GEORGIA TRUST SPRING RAMBLE & ANNUAL MEETING

**April 22-24, 2016**

**Marietta, Georgia**

Save the date to explore some of Marietta's finest historic homes.

### THE GEORGIA TRUST FALL RAMBLE

**October 7-9, 2016**

**Savannah, Georgia**

Explore breathtakingly beautiful historic homes and properties in Georgia's oldest city.

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

## HAY HOUSE FILM PROJECT LEADS TO RUTH'S MONUMENTAL MOVE

Over much of a two week period in August, Hay House was the location for filming of two scenes for the CW series, *The Originals*. This series about the first vampire family is actually set in New Orleans but has been filmed largely in Georgia since its inception as a spin-off of *The Vampire Diaries*. The crew and location managers were adept at following the strict Georgia Trust Filming guidelines and the directions of Hay House staff. Much of the collection was moved during the scene filming for its protection. The tremendous filming equipment took up much of the property, along with tents for makeup and costume. More than 50 crew members, 5 regular series actors and 100 extras swarmed the site with parking and meals provided at a nearby church.

An unimagined event occurred when the filming crew requested a move of the marble statue of *Ruth Gleaning* out of the Music Room where it had been placed by the Feltons around 1910. Staff determined that it would be allowed if the sculpture would be returned to its original location in Ruth's Room, the alcove space designed for this Grand Tour acquisition in 1855. Once the statue was temporarily back in this location, staff and board members of Hay House realized that putting the piece back permanently in this location would be desirable. An exciting find when the statue was lifted from its space in the music room was the discovery of a piece of period Brussels carpet still under the marble base. This fragment from the original Johnston Picture Gallery carpet is a remarkable document. Accordingly The Georgia Trust Executive Committee has approved the restoration of Ruth's Room with the sculpture back in place to its original 1860s appearance. 🏠



The statue of *Ruth Gleaning* was moved for the first time in more than 100 years.

## RHODES HALL REHABILITATION UPDATE RHODES HALL RECEIVES ENERGY STAR CERTIFICATION

Rhodes Hall is now officially a green building! The “Castle on Peachtree” received Energy Star certification from the U.S. Environmental Protection Agency. This signifies that Rhodes Hall performs in the top 25 percent of similar facilities nationwide for energy efficiency and meets strict performance levels set by the EPA.

Energy-efficient upgrades include the installation of storm windows, low-flow water fixtures and toilets, a point-of-use water heating system, and an Energy Star commercial refrigerator. These improvements will greatly increase our efficiency and attractiveness as an event space.

And we did this with your help! Your donations to the *From Historic to Sustainable* capital campaign helped to combat energy loss through the walls and windows, decrease our use of electricity, gas and water, and more. Thank you! 🏠



present

‘T WAS THE  
NIGHT BEFORE

Christmas  
at HAY HOUSE

CHRISTMAS HAY DAY  
December 6th, 10am-4pm  
Free community event

HAY HOUSE CHRISTMAS GALA  
December 16th, 6-9pm  
\$30 per ticket

CHRISTMAS LUNCHEON  
December 18th, 12:30-2:30pm  
\$45 per person

RESERVE TODAY!  
For tickets call (478)742-8155  
or hayhousemacon.org



# PAST PLACES IN PERIL

HOW ARE THEY FARING?

Below are just a few highlights. For a complete list of updates on past *Places in Peril* sites, visit [GeorgiaTrust.org](http://GeorgiaTrust.org).

## ▼ PROGRESS W&A RAILROAD DEPOT, TUNNEL HILL (2014 PLACE IN PERIL)

A 2014 *Place in Peril*, the W&A Railroad Depot was constructed in 1850. It was the site of many significant moments during its history, including the Great Locomotive Chase of 1862. It is part of the Western & Atlantic Railroad Tunnel & Museum Site, but has been unable to be open to the public due to deterioration. Following the Depot's listing as a *Place in Peril*, the city of Tunnel Hill committed to fund a feasibility study regarding the restoration of the building, which concluded that the structure was stable. In March 2016, the citizens of Whitfield County approved a SPLOST referendum that included \$600,000 for the Depot. A construction bid process is underway to begin bringing the Depot back to life. The general plan calls for four phases: remediation, stabilization and repointing, interior renovation, and landscape. The SPLOST funds may not be enough to complete the project, but it shows a strong commitment from the local community to preserve such an integral piece of the local history.

## ▼ PROGRESS MORRIS BROWN COLLEGE, ATLANTA (2015 PLACE IN PERIL)

Morris Brown, a private historically black college in the Vine City community of Atlanta, was listed as a *Place in Peril* in 2010. The school has dealt with a significant decline in enrollment, due to accreditation issues and previous mismanagement. In 2011, the school went into bankruptcy and was forced to divest much of its real estate – including historic Gaines Hall, the oldest building on campus, constructed in 1869. Because of its tenuous position, the campus has continued to suffer from deterioration. In August 2015, a two alarm fire blazed through Gaines Hall, leaving the structure with significant damage. Initial assumptions were that the building would be demolished. However, thanks to strong advocacy from the Georgia Trust and others in the Atlanta preservation community, the city's development authority, Invest Atlanta, as well as Mayor Kasim Reed, have signaled their intention to preserve and restore the historic building.

## ▼ PROGRESS SECOND INDUSTRIAL HIGH SCHOOL (2012 PLACE IN PERIL)

Constructed in 1906, the Second Industrial High School was the first in the nation to combine vocational and academic courses in a public school system. The Beaux Arts style building has been neglected for several years, as earlier plans and funding for an alternative education program fell through. In the last year, the building has been rezoned for use as a senior housing development, which will include a complete renovation of the existing building along with an appropriate addition. The project is just getting underway, with construction likely to last 12-16 months. It is a huge win for the surrounding neighborhood, the Waverly Terrace Historic District. The project will be eligible low income housing and rehabilitation tax credits, and the developer found the property online from its initial listing as a *Place in Peril*!

## ▼ PROGRESS EAST POINT CIVIC BLOCK, EAST POINT (2015 PLACE IN PERIL)

East Point City Hall, Auditorium, Library, and Victory Park make up a contiguous city block that has been the heart of downtown East Point since the early 1930s. In addition to being a 2015 *Place in Peril*, the Civic Block was also named to the National Trust's Eleven Most Endangered List in July 2015. At the end of the summer, The Georgia Trust, with grant funding from the National Trust, organized a design charrette that produced as-built floor plan drawings of the three buildings, recommendations for sustainable rehabilitation and adaptive use, and project cost estimates. The Trust is partnering with a motivated local preservation group, as well as several preservation professionals, to work directly with city leadership to find a sustainable preservation solution. 



Georgia Trust staff and local preservationists performed a conditions assessment of the East Point City Hall, Auditorium and Library.

## gloATL PERFORMS AT PLACES IN PERIL

gloATL has partnered with The Georgia Trust to take its Traveling Show to four *Places in Peril* locations across Georgia. gloATL will bring its innovative and evocative blend of performance art, community workshops and classroom experiences to these towns in what it calls a “social art experiment . . . to heighten ideas that shape society and ignite people’s imagination.” glo visited Tunnel Hill in August and Griffin in October; next up is Chauncey.



# 2016 PLACES IN PERIL

10 PLACES THAT NEED YOUR HELP!

Once it's gone...

Clafin School, Columbus  
Photo: Halston Pitman, 2015

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

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



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

# TEARDOWNS IN ATLANTA'S HISTORIC NEIGHBORHOODS



## BOBBY JONES GOLF COURSE

ATLANTA, FULTON COUNTY



### THE STORY

Atlanta is home to fifty-four historic districts listed in the National Register of Historic Places. These districts represent the evolution of architecture and urban development in the years immediately following the Civil War through the mid-20th century. Of these districts, only seventeen are locally designated by the City of Atlanta as Landmark or Historic Districts, offering extra layers of protection, enhancement and perpetuation of Atlanta's cultural, social, economic and architectural history.

### THE THREAT

Atlanta saw a significant number of foreclosures, vacancies and reduced real estate values after the housing market crash in 2008. This left the existing housing stock of Atlanta's historic in-town neighborhoods vulnerable to demolition and redevelopment. With a rebounding housing market and a renewed desire by many to relocate to in-town Atlanta, traditional, single-family homes in historic neighborhoods are routinely purchased by speculative developers and demolished to make way for new construction – often without regard to the traditional size, scale or architectural designs of existing neighborhoods.

Photo: Halston Pitman 2015

### THE STORY

The Bobby Jones Golf Course, completed in 1933, was built as a public course by the City of Atlanta, with the intention of honoring the golfing legend. Following the Great Depression, the formal clubhouse was completed in 1941. The course played an integral role in Atlanta's early Civil Rights history when, in 1951, Alfred "Tup" Holmes, a talented African-American amateur golfer, attempted to play a round of golf at the then segregated club. When he was denied entry, he brought suit against the City of Atlanta. The case rose all the way to the U. S. Supreme Court, which ruled that all of Atlanta's public courses were to be desegregated.

### THE THREAT

A recent plan for Atlanta Memorial Park recommended that the course be dramatically altered and converted into a nine-hole course and driving range. This plan would not feature the clubhouse, and both it and the course are in danger of being drastically altered or demolished.

Photo: Halston Pitman 2015

### THE STORY

The Children of Israel Synagogue and the Court of Ordinary are significant mid-19th century buildings in Augusta. In 1869, the cornerstone for the Greek Revival temple-style synagogue was laid, making it the oldest remaining synagogue in the state. When the congregation moved in the 1950s, the building became government offices. After multiple buildings were damaged by fires during the 1850s, a fireproof building was proposed for The Court of the Ordinary. Construction began in 1861 for the building which would house public records. Recently, the building has served as a print shop and IT center for local government. Both buildings were vacated by 2015.

### THE THREAT

Augusta-Richmond County and Historic Augusta reached an agreement for the preservation of both buildings which will be used as a new Augusta Historic Jewish Museum. This agreement is contingent on reaching fundraising benchmarks and Historic Augusta, Inc. is accepting donations to be earmarked for the museum project until the museum's nonprofit status is approved.

Photo: Nick Woolever 2015



# CHILDREN OF ISRAEL SYNAGOGUE AND COURT OF ORDINARY

AUGUSTA, RICHMOND COUNTY

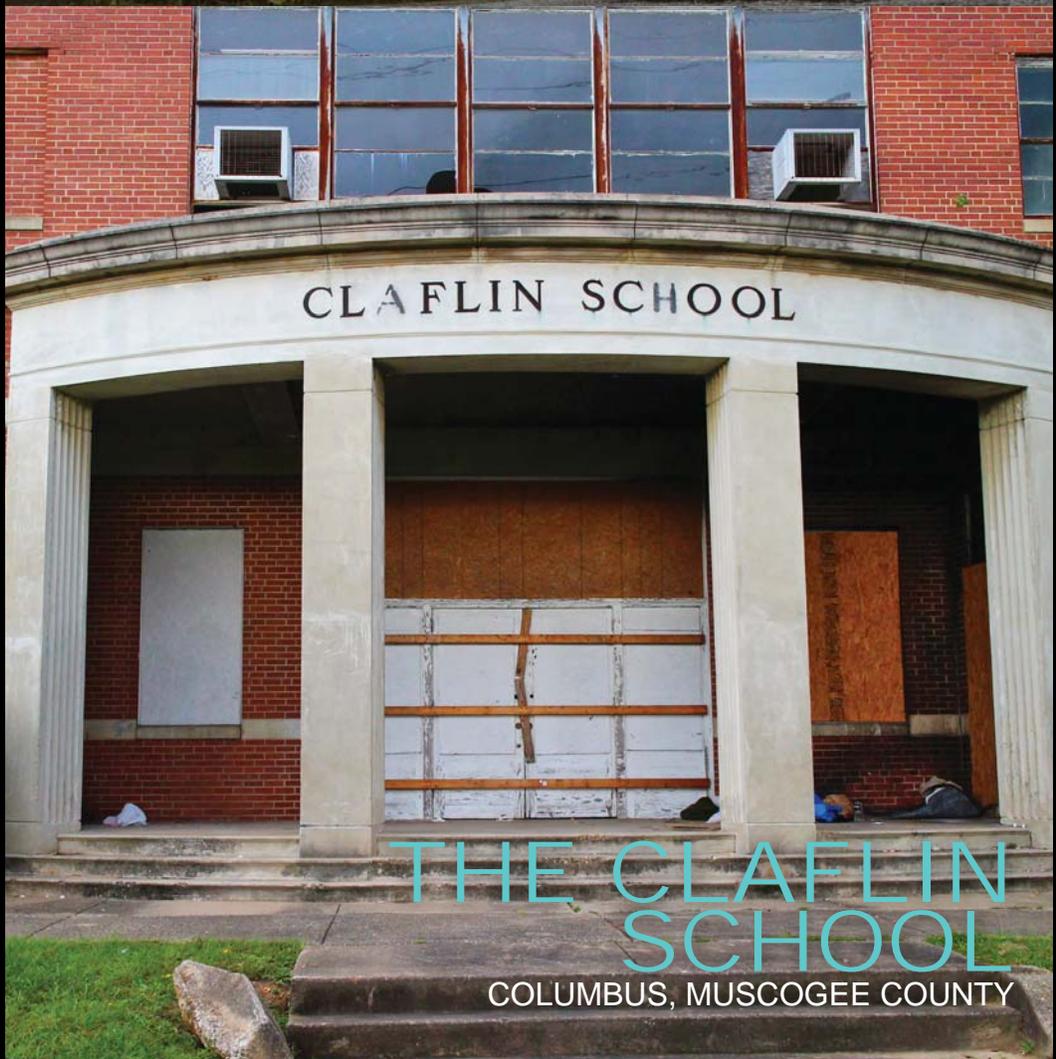
### THE STORY

In 1868, a schoolhouse was built in downtown Columbus to educate the African American community following the Civil War. This school eventually became part of the Muscogee County public school system and its campus was expanded when, in 1921, a larger masonry building was added. The Clafflin School campus was expanded again in the 1940s with the construction of a brick Equalization School. Though integrated in 1970, few white students attended the school before the buildings were repurposed by the school district in 1973. The original 1868 structure was destroyed by fire in 1958, but two buildings from the first half of the 20th century remain.

### THE THREAT

In 2005, the Muscogee County School District moved their operations to a new building, boarding up Clafflin's windows and leaving the buildings vacant. The campus fell victim to vandalism, theft, and deterioration. In 2014, the city of Columbus took ownership of the buildings, which require significant and costly rehabilitation.

Photo: Halston Pitman 2015



# THE CLAFLIN SCHOOL

COLUMBUS, MUSCOGEE COUNTY

### THE STORY

Residents of rural Telfair County once spent their Saturdays in the town of McRae at its star attraction, the Princess Theater. By 1950, The Princess was outdated and overcrowded, leading its owners to replace it with a new theater dedicated to four-time Georgia governor and Telfair county native Eugene Talmadge. Known as “The Gene”, the theater’s unique façade, designed by contemporary architect Bernard Webb, Jr. featured “Gene” in flowing script on a monumental plaid background. The vibrant theater showed movies through the 1970s, and afterwards was used for pageants, craft shows, and musical productions.

### THE THREAT

The Gene Theater has been closed since 2005. Interior elements were sold at auction in the 1990s, and a leaky roof has led to deterioration of the structure. The City of McRae lacks a historic preservation ordinance that could offer protection for the site, and the current property owners have limited resources available to restore this historic theater.

Photo: Halston Pitman & Nick Woolver 2015



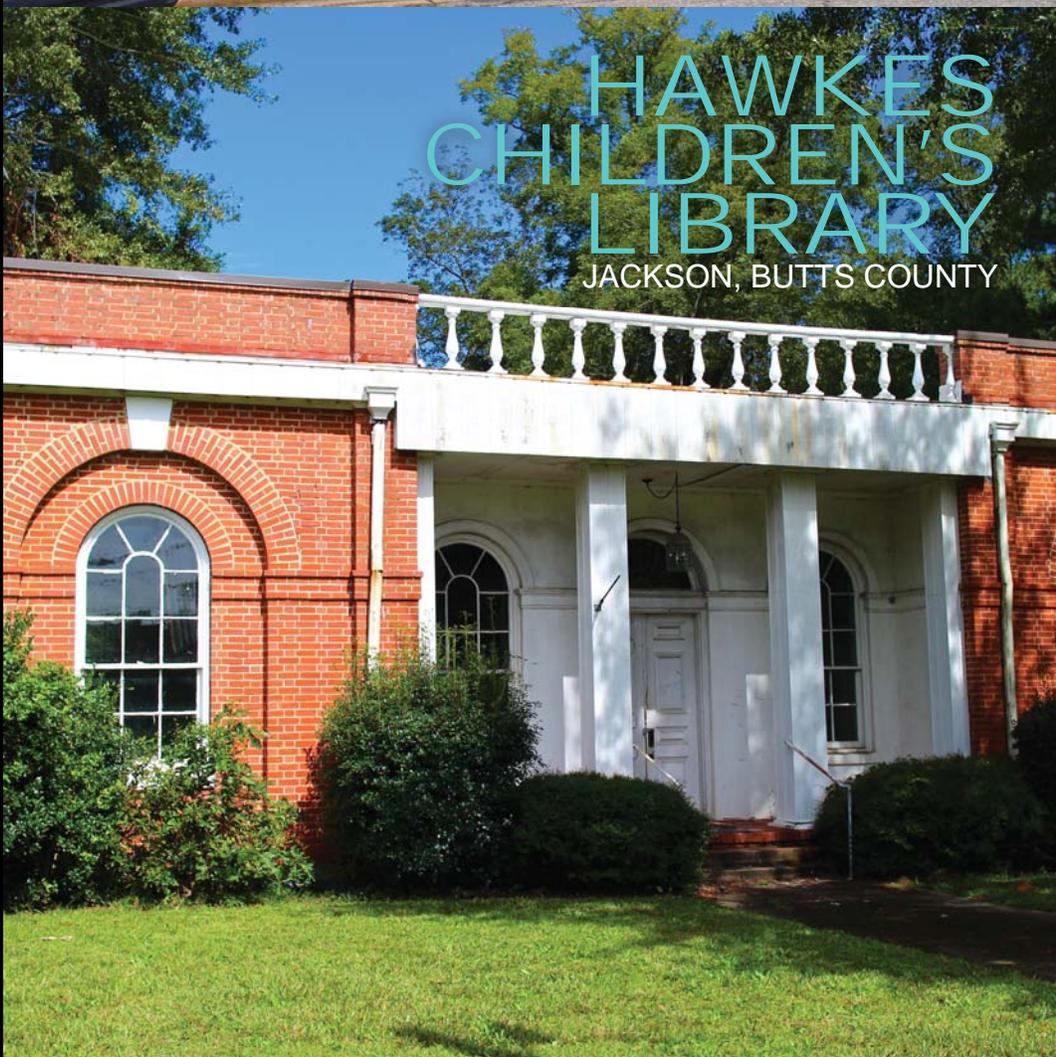
### THE STORY

Albert King Hawkes was an inventor, optometrist and philanthropist who advocated the construction of libraries in rural towns in Georgia. The Hawkes Childrens’ Library in Jackson is one of only six Hawkes libraries in the state. Designed in 1924 by prominent Atlanta architect J. Neel Reid, the building served as the Butts County library from 1925 to 1992. After 1992, the building was used as county offices for several years.

### THE THREAT

The Hawkes Library was abandoned in 2006, and deferred maintenance led to a roof collapse that destroyed most of the interior. After the collapse, the city set a demolition date for the building, but efforts from the community halted demolition at the last minute. The roof has since been replaced, but the interior of the building remains in shambles with no ceilings or interior walls. While the structure has been stabilized, the city currently does not have the funds to fully restore the library.

Photo: Halston Pitman 2015



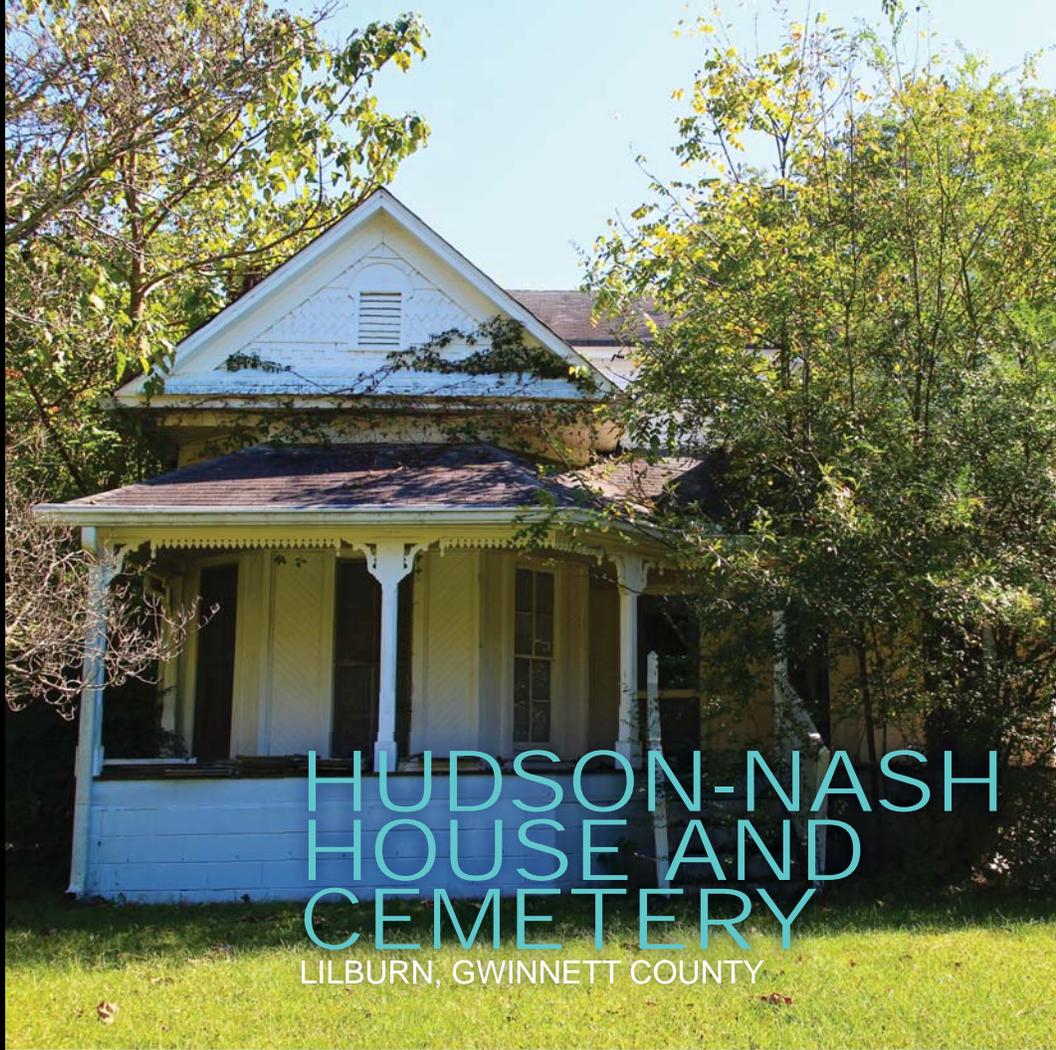
### THE STORY

Thomas P. Hudson, a Georgia representative, moved his family from South Carolina to 542-acres of land in Gwinnett County in 1839. There, he built a Plantation Plain Style house with folk Victorian elements. Other structures on the property served as a post office, general store, and a small school for residents of the nearby Yellow River community. Hudson allowed a local guard group to practice on his property and provided his community with food and necessities during the Civil War. A family cemetery is maintained adjacent to the rear of the house, and contains gravesites for Hudson, his family and slaves.

### THE THREAT

The original 542-acre tract has been divided, with a large portion being developed over the years. The privately owned and poorly maintained Hudson-Nash House and the Hudson Family cemetery are threatened by encroaching development. Alternatives to demolition, sub-division and development are being sought in order to preserve the historic structures and five acres of property that remain.

Photo: Halston Pitman 2015



# HUDSON-NASH HOUSE AND CEMETERY

LILBURN, GWINNETT COUNTY

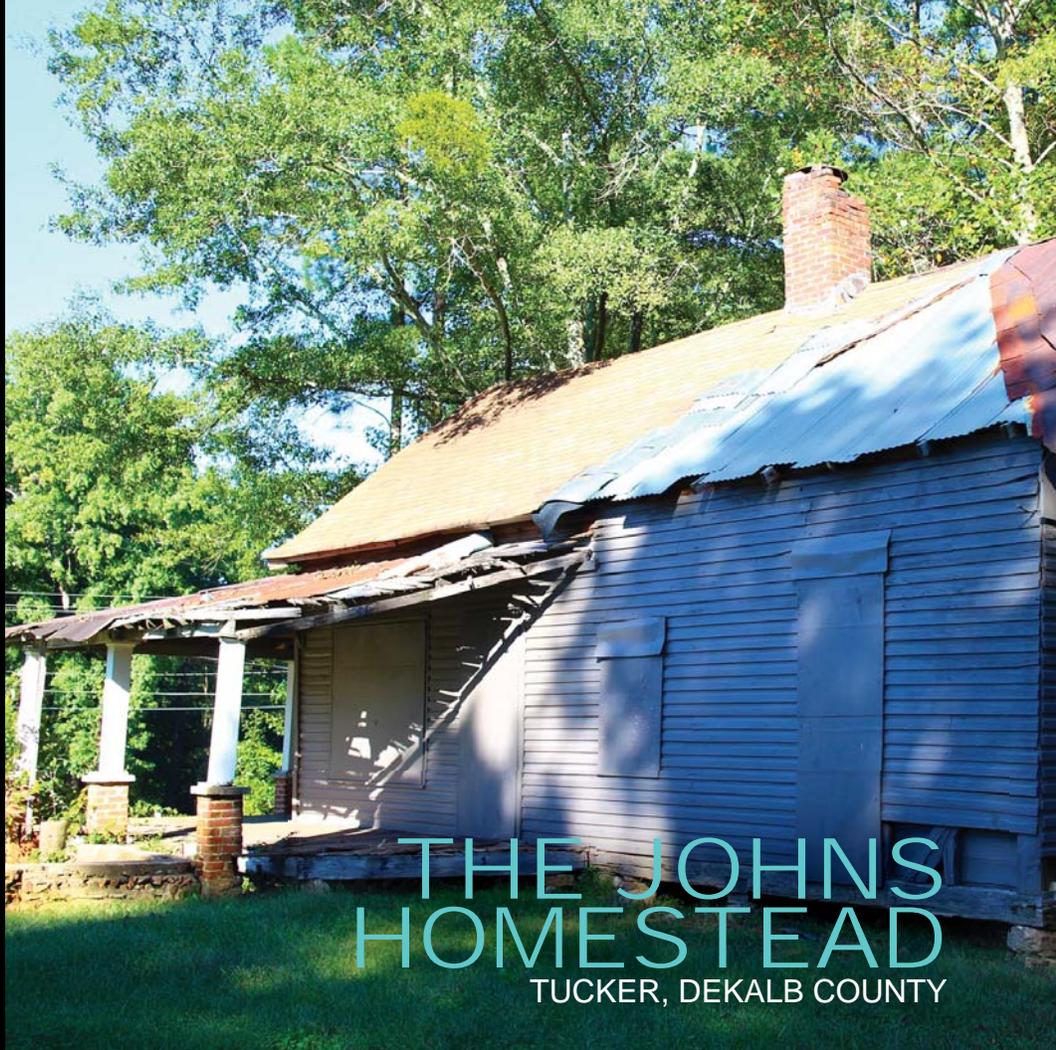
### THE STORY

The Johns Homestead is thought to have been built between 1829 and 1832 and the main house is a rare example of a single pen turned saddlebag house type. Among the property's many typical late nineteenth century and early twentieth century outbuildings stands a historically significant dairy building. The building was constructed of rammed-earth, an ancient construction technique that became popular in the United States during the 1800s, though few examples from the period remain in Georgia, and fewer still are rammed-earth vernacular farming buildings.

### THE THREAT

In 2004 the remaining 22 acres of the original 202-acre homestead were sold to DeKalb County. The County has done some necessary demolition on the site, and the historic structures remain in various states of disrepair. Budget cuts have left the site largely neglected and unsecured, resulting in vandalism. The property also exists in a prime real estate area, presenting a constant threat of development, should the county choose to sell.

Photo: Halston Pitman 2015



# THE JOHNS HOMESTEAD

TUCKER, DEKALB COUNTY

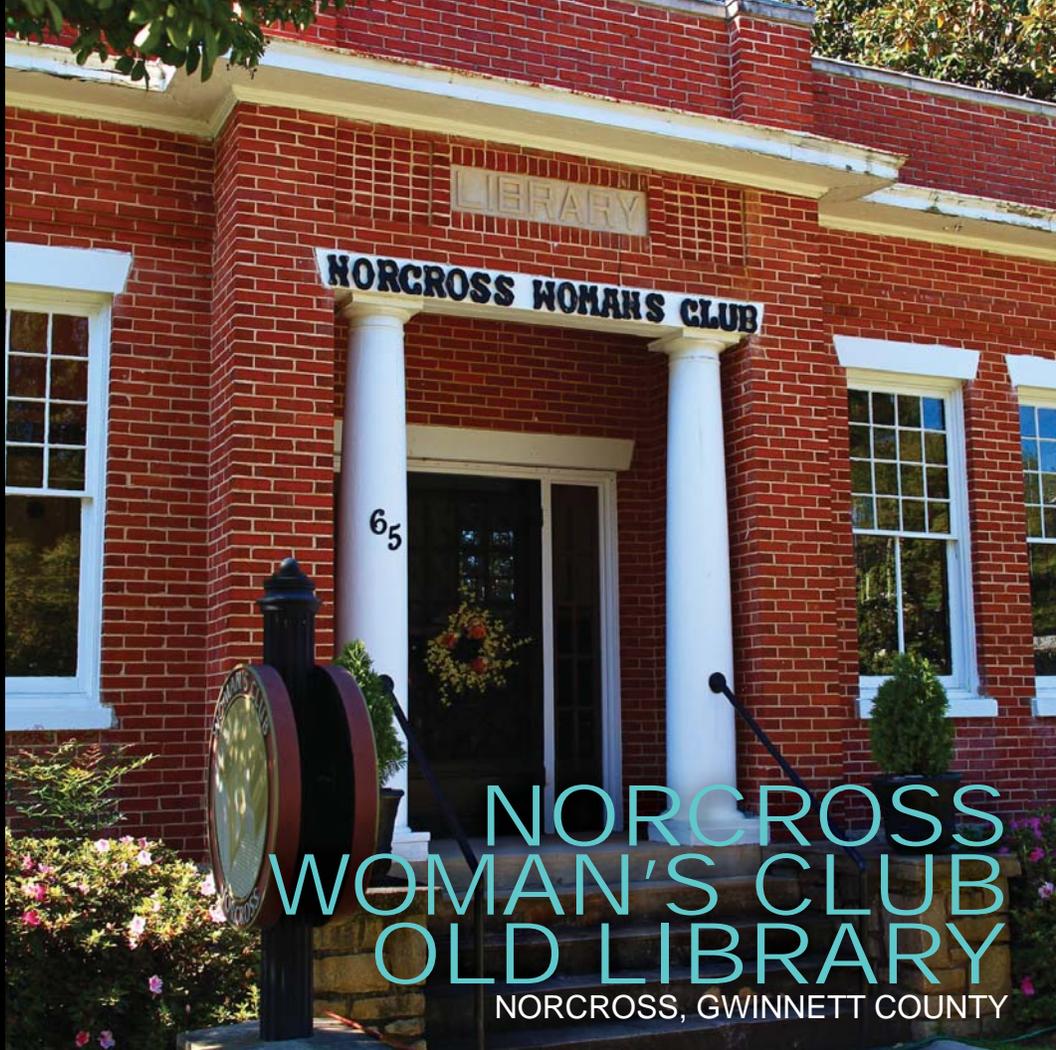
### THE STORY

The Norcross Woman's Club was founded in 1905 by civic-minded women involved with the National Library Movement. The women approached various businessmen and philanthropists, including Andrew Carnegie, for donations to support the construction of a library building and by 1921, they had raised enough funds to construct the first library in Gwinnett County. After growing to 24,000 books in circulation and 1,400 registered members by 1966, the library was relocated to a new building. The original library building was periodically used as a storage facility and a country store run by members of the Norcross Women's Club.

### THE THREAT

The Woman's Club has retained ownership of the building, but they struggle with the building's continual maintenance needs, as well as finding a sustainable use for the building. Complicating matters, the building sits next to a vacant lot in a prime location for development. The city has rejected proposals for a historic preservation ordinance, leaving the library potentially vulnerable to development.

Photo: Halston Pitman 2015



## NORCROSS WOMAN'S CLUB OLD LIBRARY

NORCROSS, GWINNETT COUNTY

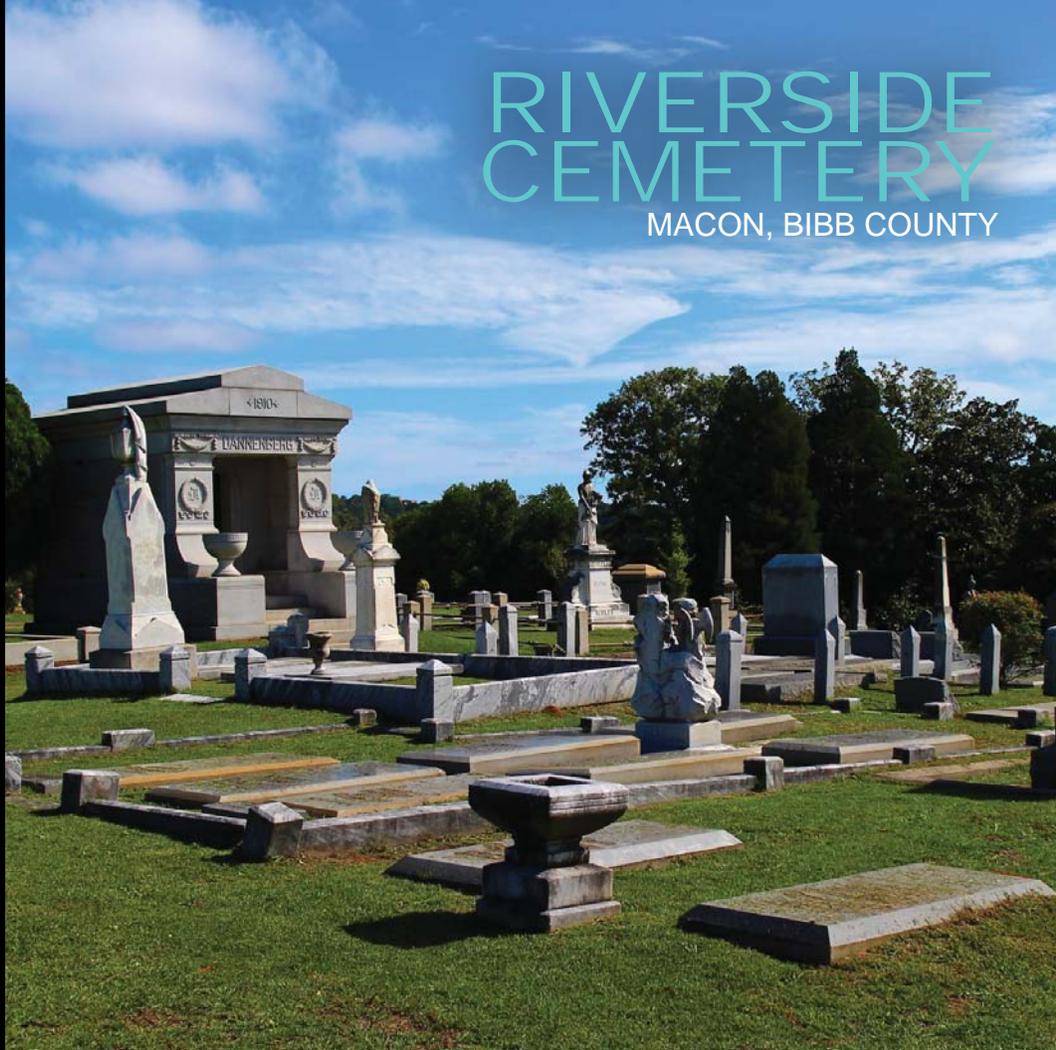
### THE STORY

Established in 1887 as an alternative to the public Rose Hill Cemetery in Macon, the private Riverside Cemetery originally consisted of 23 acres designed by renowned landscape architect Calvert Vaux. Additional parcels of land were purchased for the cemetery's expansion in 1902, 1929, and 1931, and were developed in sympathy with its original design. In 1966, construction of Interstate 75 split the cemetery into two pieces.

### THE THREAT

The Georgia Department of Transportation plans to construct a new elevated interchange for I-75 and I-16. This plan places retaining walls less than six feet from graves in Riverside Cemetery and calls for the removal of trees that currently serve as natural barriers to sunlight, traffic noise and pollution. The cemetery is currently undergoing negotiations with the Georgia DOT. It is also amending its National Register listing's period of significance to 1963 and extending the boundaries of the listed property.

Photo: Halston Pitman 2015



## RIVERSIDE CEMETERY

MACON, BIBB COUNTY

# 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 Revolving Fund 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 Revolving Fund properties, visit [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org).



## HAISTENS HOSPITAL BUILDING

Griffin, c. 1910. Originally built as a hospital, this building has approximately 7,500 square feet and sits on .83 acres. Zoned for commercial development. The exterior was secured and rehabilitated by Home Depot, local groups and volunteers in May 2015. Home Depot has committed to providing volunteer labor and at-cost materials necessary to work on the building's interior when a buyer is found. All interested buyers must provide a viable rehabilitation/development plan. \$10,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiastrust.org](mailto:kryan@georgiastrust.org).

UNDER CONTRACT!



## 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 smoke-house, 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@georgiastrust.org](mailto:kryan@georgiastrust.org).

UNDER CONTRACT!



## JOHNSON HOUSE

Lithonia, c. 1856. Located in the heart of Lithonia, this Greek Revival house features a full two story veranda, central hall staircase, hardwood floors and original fireplace mantels. Other highlights include a screened side porch, hidden passageway between rooms, and a handicap accessible bath on the main floor. The exterior of this 3,970 sq. ft. house w/ 4 bedrooms & 2 baths is in excellent condition, with the interior requiring rehabilitation and upgrades. Includes a detached 3-car garage with unfinished space above, as well as a 250 sq. ft. workshop space, mature gardens. \$250,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiastrust.org](mailto:kryan@georgiastrust.org).

NEW LISTING!



## SAYRE-ALFORD HOUSE

Sparta, c. 1839. Built by Robert S. Sayre between 1828 and 1839, this house has a central hall plan with four large rooms on the first and second floors and additional basement and attic space. In total, the house has 6 bedrooms, 2.5 baths, 12 fireplaces and a new roof. The Sayre-Alford House is in good structural condition, but will need rehabilitation work, including: kitchen and bathrooms, second floor ceilings, plasterwork, downspouts and drainage, and updating of electrical, plumbing and HVAC systems. \$125,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiastrust.org](mailto:kryan@georgiastrust.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@georgiastrust.org](mailto:kryan@georgiastrust.org).

UNDER CONTRACT!



## JOHNSON HOUSE

West Point, c. 1870s. This spacious 5BR/3BA house has had modern upgrades and is in good condition. Historic photos reveal an original upstairs porch with highly ornamental gingerbread (right). House and outbuildings sit on a large, lushly landscaped lot adjacent to the West Point River Park Trails. Additional undeveloped acreage is available across the street. \$174,000. Contact James Potts at Coldwell Banker Spinks Brown Durand, 855-852-0543.

REDUCED PRICE!



## LAWRENCE HOUSE

Menlo, c. 1875. Located in the Appalachian foothills, this beautifully maintained 2-story house includes formal living and dining rooms, 4 bedrooms, a recently renovated kitchen and bath with marble and decorative tiles, and hardwood floors throughout. The house has 4 chimneys and period mantels of carved stone. The 2-acre lot includes mature landscaping with a Georgia Champion American Holly Tree, and 3 outbuildings: garage & shop, well-house and garden shed. Excellent condition. \$135,000. Contact Kate Ryan, 404-885-7817, [kryan@georgiastrust.org](mailto:kryan@georgiastrust.org).

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



**AMERICUS, c. 1840-50** Tanyard Hill Farm is a beautiful property with an Antebellum house and other historic structures. The main house (c.1840-1850) is listed on the National Register of Historic Places. Architectural features include six functional fireplaces, original floors, pine mantles and doors. The ceilings are 14 feet constructed of virgin Georgia pine. One bedroom guest house with pool. Also included are three small stables, a tack room studio, several barns, a hard surface tennis court and swimming pool. There is additional acreage that can be purchased separately. Please call Mark Pace, Southern Land and Realty, at 229-942-2299.



**ATLANTA, c. 1926** Witham-Clark house. Exquisite estate built in 1926 & designed by renowned architect J. Neel Reid sits on 2+/- ac in the heart of Buckhead. Surrounded by mature hardwoods, this historic colonial revival home sits atop a majestic knoll & is listed on the National Register of Historic Places. Updated w/ timeless finishes in 2005, 7 bedrooms, 6 baths and 2 halves. A separate guesthouse at the rear of the property has add'l bedroom & full bath as well as a 4 car garage below. English boxwoods surround the pool in the walk out level backyard. Sam Bayne, The Bayne Group, Atlanta Fine Homes Sotheby's International Realty, 404-375-8628. For more photos, go to [baynegroup.com](http://baynegroup.com).



**DOUGLASVILLE, c. 1907** In National Register District. Farmers & Merchants Bank Building originally built by Witham Bank Empire as featured in Spring 2015 issue of *Georgia Backroads Magazine*. Two story, 2500 sq. ft. building. Second Floor-Loft apartment contains six original german art glass, hand-beveled windows with private courtyard, zoned residential. First Floor - Commercial space, zoned CBD. Renovated. Separate entrances. \$550,000. Contact Lana Jo Dawson, 404-583-3882.



**MACON, c. 1915** 114 Buford Place. First time offered! 100-year-old architecturally significant Georgian Revival home designed by Neel Reid. Those who appreciate quality and originality will love the outstanding details of this fine home, inside and out. It is truly unlike any other! Lindsay Shaker Cumbie, Fickling and Company, (478) 714-2058, [lcumbie@fickling.com](mailto:lcumbie@fickling.com).



**MADISON, c. 1870** Exquisitely restored Queen Anne cottage w/ clapboard siding sits prominently on Dixie Avenue, Historic Madison. Oversized front porch w/ gas lanterns flanking the front door. Historic architectural treasures mixed with modern day. Living Room has a dramatic cast concrete mantel. Hand-painted canvas mural depicting Connemara Hills of Ireland wraps around the dining room. Second floor includes office, play areas & dormitory designed for children or grandchildren as an attic wonderland. Private backyard boasts roses, perennials & Victorian gardens leading to a spring fed pond. Rhonda Smith, Algin Realty, 706-319-7980, [rsmithspa@yahoo.com](mailto:rsmithspa@yahoo.com).



**MADISON, c. 1890** L.M. Thompson Wagon Works. 140 E. Washington St. Historic Madison Square. 13,051 GSF, plus 2,050 SF basement. Ground floor is built out for office or retail use & has restrooms & A/C. Prime corner location offers an excellent opportunity for a business owner/investor. Zoned C-1. Street Parking. Historic manufacturing building has exterior brick construction, timber post & beam structural system (interior walls not load bearing), wood trusses, windows. Historic Preservation Commission approved design featuring multiple carriage doors, windows and balcony on square. Facade grants available. A Federal and State Tax Credit Candidate. \$549,000. Ashley Hunt 706-474-2467 or Chris Hodges 706-474-0947.



**ROME, c. 1910** Fully renovated to highest standards c. 1910 Neo-Classical Mansion in the Between the Rivers Historic District of downtown Rome. This 7,000 sq ft+ single family home has 4 bedrooms with en suite marble spa baths, elevator, new plumbing, electrical, sound system, windows, 11' ceilings, mahogany pocket doors, lead glass windows, huge finished attic, antique heart of pine flooring, plaster crown and ceiling moldings, floating elliptical staircase, best view of Clock Tower. Mimi Richards of Toles, Temple & Wright, LLC. 706.506.9634, [mimirichardsrealty@gmail.com](mailto:mimirichardsrealty@gmail.com). Learn more at [www.thecolumnsofrome.com](http://www.thecolumnsofrome.com).

View additional photos and learn more about these historic properties for sale at [GeorgiaTrust.org](http://GeorgiaTrust.org). Click on Properties for Sale, Real Estate Ads from the Rambler.

Dear  
*Gloria*



Dear Gloria,  
My historic house still has its original, single-pane windows. Now that the weather has gotten cooler, I notice that there is a fair bit of condensation on the glass panes – should I consider replacing them?  
Sincerely,  
Fannie from Catoosa Springs  
(just east of Ringgold off Route 2)

Ok Fannie, real talk: replacing your windows to deal with condensation is like cutting off your arm to get rid of a rash. You'd permanently alter one of the defining characteristics of your historic home! And with an inferior product that will likely fail in a decade or two! The only person to benefit from such a drastic measure would be a window salesman!

Condensation occurs when warm air with higher humidity levels meets colder, drier air. In the winter, a little condensation can be expected. Did you know that a family of four can add over a gallon of moisture into the air just by exhaling? But you don't need to hold your breath!

If you are getting excessive moisture on your windows, then too much air is getting in or out. So, what can you do? Make sure that your windows aren't leaky – if there are any cracked panes they need to be replaced; if the glazing (the stuff that holds the glass in the window sash) is dry and cracked, it needs to be replaced, too. It may sound like a lot of effort, but compare it to the work and cost of replacing all of the windows! If the house doesn't already have them, properly installed storm windows and weather stripping will significantly improve windows' performance, as well. After that, if you are still seeing excessive condensation, check to make sure you have good ventilation in high moisture areas like the laundry room, bathrooms, and kitchen.

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

In our travels throughout the state, The Georgia Trust sometimes spots unique architectural structures on the roadside that grab our attention. "On the Road" that introduces you to our interesting finds. Enjoy!

## ON THE ROAD

Greenwood Plantation  
Thomasville, Thomas County

On a trip to South Georgia I was sidetracked outside of Thomasville by an expansive stand of pine trees. Along the Cairo Road heading to Bainbridge, this majestic forest should be well known to anyone living in the area, but it was new to me and I was enthralled. Driving on, I caught a glimpse of a historic building to my left but saw no way to stop so it wasn't until I got back to Rhodes Hall that I discovered (in a collection of binders right beside my desk, no less) that this was the historic Greenwood Plantation. Those majestic trees were part of 5,200 acres of managed forest at the Plantation (1,000 of which are long leaf pine!). The main house is off the road and was completed in 1844. It is considered a fine example of Greek Revival architecture and in the 20th century hosted illustrious figures such as the Duke and Duchess of Windsor, President Eisenhower, and Jackie Kennedy who took refuge at the plantation after the assassination of President Kennedy. A fire gutted Greenwood in the mid-1990s at the height of a thorough restoration by the Whitney family. The building was stabilized and protected though the interior was left unfinished. A new era in the life of Greenwood Plantation is just beginning however, as just this summer the property changed hands and the new owners hope to restore the 1844 main house for use as an events venue. —Emily Taff



Time-Geographic Photo by Tibold Stalder  
FORMER FIRST LADY ATTENDS CATHOLIC CHURCH DURING THOMASVILLE VISIT  
Lady Hatfield, Mrs. Kennedy and Alice Hatfield, Leave St. Agatha's  
**Mrs. Kennedy Pays Visit To Whitney Plantation**  
By EMILY B. FERBER  
Mrs. John F. Kennedy visited the plantation yesterday after a weekend visit to the restored plantation which established a well-known record, said she was the guest of Mrs. and Mrs. John F. Kennedy, who were accompanied by Mrs. Hatfield and her daughter, Jacqueline, and their young daughter, Alice.  
The plantation was visited by Mrs. Kennedy and her daughter, Jacqueline, and their young daughter, Alice, on their way to the plantation of President Kennedy.

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## CALL FOR ENTRIES

The Georgia Trust is now accepting entries for the **J. Neel Reid Prize** and the **B. Phinzy Spalding and Hubert B. Owens Scholarships.**

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SATURDAY, MARCH 19, 2016

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