

# THE RAMBLER

THE QUARTERLY PUBLICATION OF THE GEORGIA TRUST FOR HISTORIC PRESERVATION

SUMMER 2021 | VOL. 48 NO. 2

## Georgia Trust GREEN

A NEW ENERGY CONSERVATION PROGRAM  
FOR HISTORIC HOMES

ALSO INSIDE  
Preserving Georgia's  
Oldest Covered Bridge



THE  
**GEORGIA TRUST**  
for HISTORIC PRESERVATION



## THE FUTURE IS GREEN

The Georgia Trust began its emphasis on making historic buildings sustainable in 2008 thanks to the leadership of Trustee Kim Taylor who shared our staff's interest in this important, if not essential, subject. We were fortunate to create an alliance with visionary leaders such as Barry Berlin, Frank Burdette, Dennis Creech, David Freedman and Bourke Reeve.

A partnership with Southface has led the Georgia Trust to create the first building certification exclusively for historic light commercial buildings in America. The road has been strewn with obstacles. When we applied for a grant from a major foundation in 2010, we were turned down because the grant reviewer said our program was not "feasible." We later received funding from the National Trust for Historic Preservation from its Richard Moe Fund.

Not only has the program been feasible, as this edition of the *Rambler* details, we are now expanding the program to historic houses, with a program called Georgia Trust GREEN.

We have demonstrated the cost savings and environmental benefits of the conversion of older buildings and energy saving buildings with the rehabilitation of Rhodes Hall, the Madison-Morgan Cultural Center and other commercial buildings. We have now expanded our efforts into West Atlanta with two historic residential buildings.

Climate change is not on the horizon, it is HERE and is accelerating. We must change our way of thinking, acting and building. The destiny of our historic built environment is linked inextricably with the future of the planet. 🏡

*Mark C. McDonald*



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 leading statewide preservation organizations. The Trust works for the preservation and revitalization of Georgia's diverse historic resources and advocate their appreciation, protection and use.

*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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*Moving?* Contact [membership@georgiastatrust.org](mailto:membership@georgiastatrust.org) or 404-885-7818 with your new address.



### ON THE COVER

Sandy and Betsy Morehouse, owners of the c. 1920 main house at the Burge Club in Mansfield, Georgia (Newton County), are participating in the Trust's newest program, Georgia Trust GREEN, to improve their historic home's energy efficiency. The house, now 100 years old, was built on the site of the original house (which was rolled across the street in 1919) and is a copy of the manor house built by the son of Charles Carroll, a signer of the Declaration of Independence. The original is on the campus of Johns Hopkins University. As an aside, Carrollton, Georgia was named after Charles Carroll. *Cover image by Andrew Featherstone*



## FALL RAMBLE

# Discover Macon's most spectacular historic homes

OCTOBER 8-10, 2021

Experience the rich history and southern hospitality of beautiful Macon, Georgia.

From Shirley Hills to Downtown, local preservation efforts have led to Macon's rebirth. Ramblers will have the opportunity to tour historic private homes and sites in Macon's most remarkable neighborhoods including Shirley Hills, Vineville, Intown, Downtown, and the revitalized Beall's Hill neighborhood, a Victorian-era neighborhood that features many architecturally significant homes.

The Georgia Trust will be following current CDC Guidelines for Events and Gatherings. **A limited number of tickets will be available.**

Learn more and purchase tickets for this fun-filled weekend at [GeorgiaTrust.org](http://GeorgiaTrust.org) or call 404-885-7812.



## CONTINUING EDUCATION

## Historic Preservation Institute

PRESERVATION COURSES THROUGHOUT THE YEAR



*Want to learn more about historic preservation?* The Georgia Trust offers a vast array of preservation courses ranging from Preserving Georgia's African American Resources to Fundraising 101. Topics include the history of Georgia's rich architectural heritage, economic incentives for preservation, nominating a site for our annual *Places in Peril* list, and many more. Check our website regularly for the latest offerings.

*The Georgia Trust Historic Preservation Institute is proudly funded by the Frances and Beverly M. DuBose Foundation, the National Trust for Historic Preservation African American Cultural Heritage Action Fund and the Williams Family Foundation.*

Visit [GeorgiaTrust.org](http://GeorgiaTrust.org) for more information about our latest courses, dates and times.

## Mark your calendars!

### FIRST FRIDAY LEGENDS AND LORE TOUR

**First Friday of Every Month  
Hay House, Macon**

Ever wonder what goes bump in the night at Hay House? Join us on the First Friday of every month for spine-tingling tales of unexplained noises, lights, and real-life ghost sightings and other supernatural activity at Hay House. *Spaces are limited.*

### FALL RAMBLE

**October 8-10, 2021  
Macon, Georgia**

Enjoy a rare opportunity to explore spectacular historic homes and sites in Macon, Georgia.

### RHODES RACE AT THE HAUNTED CASTLE 5K

**October 23, 2021  
Rhodes Hall, Atlanta**

Join us for our annual dog and stroller friendly 5K through one of Atlanta's most historic neighborhoods.

### SPRING RAMBLE

**April 22-24, 2022  
Augusta, Georgia**

Tour stunning historic homes and sites in Augusta, the state's second oldest city.

**For more information and to purchase tickets, visit [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org).**



THE GEORGIA TRUST  
SPRING RAMBLE

AUGUSTA

April 22-24, 2022

## HAY HOUSE RESTORATION UPDATE



The enormous project of restoration of the exterior woodwork at Hay House is continuing. Garbutt Construction is currently in the finishing stages on the front porch. The Juliette balcony on the right side of the house is next.

# 10 Places in Peril

## UPDATES

### PROGRESS

#### Cohutta African American Civic District

2021 Place in Peril  
Cohutta, Whitfield County

Grant funding from the Lyndhurst Foundation was secured to underwrite studies ascertaining the feasibility of the rehabilitation and sustainability of the buildings in the district. Georgia Trust staff conducted a site visit with an architect to gather information about the condition, interview local constituents to explore viable reuses, and complete initial cost estimates for stabilization and rehabilitation. Based on the preliminary determinations, a consulting firm has been engaged to perform a market analysis that will determine the economic feasibility of developing the two vacant buildings at the site.



#### Blackshear City Jail

2021 Place in Peril  
Blackshear, Pierce County

This unique, Gothic style structure was constructed in 1894 and is in dire need of rehabilitation. While the current state of the building does not allow for access, based on interest and demand for potential tours, Pierce County has taken the first step, committing SPLOST funds to remediate hazardous materials on the site so that it can be opened to the public.

Tour exquisite historic homes and  
intriguing sites in Augusta,  
the second oldest city in Georgia.

FOR MORE INFO OR TO REGISTER,  
VISIT [GEORGIASTRUST.ORG](http://GEORGIASTRUST.ORG)  
OR CALL 404-885-7812.



# Introducing Our New Officers & Trustees

The Georgia Trust elected seven new members to our board of trustees and said goodbye to four trustees who ended their terms at the end of the previous fiscal year. The Trust wants to thank Carolyn Llorens, Kim Taylor, Georgia Schley Ritchie and John Spinrad for all their efforts while serving on the board.

Norris A. Broyles, III (Atlanta) was elected chairman of the Georgia Trust Board of Trustees. David A. Smith (Decatur), who has chaired the board for the past two years, stepped into the role of immediate past chair. Tiffany Alewile (Savannah and Flowery Branch) was elected as vice chair. Bill Douglas (Bishop), Jenny Wheatley Fletcher (Atlanta) and Dr. R. Candy Tate (Atlanta) became new members of the Executive Committee at Large.

New Georgia Trust Board members are Michael Egan (Atlanta), Robert Hancock (Newnan), Paula Knox (Augusta), John Lundeen (Atlanta), John Shepard (Atlanta) and Wes Walraven (Rome). Jan Beeland (Macon), chair of the Hay House Council, will serve as an ex-officio member of the Georgia Trust Board.



**Michael Egan** of Atlanta recently retired from his position as senior vice president and general counsel for the AMB Group, the holding company for the Atlanta Falcons, Atlanta United and the Mercedes-Benz Stadium. Prior to joining the AMB Group, Egan was a partner in the Corporate Practice Group of King & Spalding for 25 years.



**Robert Hancock** of Newnan is a partner at the law firm of Glover & Davis PA. Previously, Hancock practiced at Alston and Bird in Atlanta. In addition to his career in the legal industry, he served as the president of Newnan's Artist in Residence program, which helped commission the installation of large-scale photographs of diverse Newnan residents, a project that gathered national attention in the *New York Times*.



**John Lundeen** of Atlanta founded Coro Realty Advisors, LLC and currently works as a managing partner. With over 40 years of experience in real estate, Lundeen has worked on the development of multiple historic properties, including Excelsior Mills, and is currently working on a project

located in Hapeville's historic district.

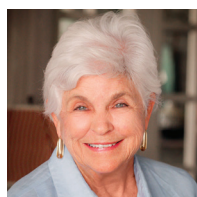


**John B. Shepard** of Atlanta is a portfolio manager, a member of the Investment Policy Committee and a director with the ZWJ Investment Counsel. With over 30 years of investment management experience, he has worked for First Wachovia Investment

Management, Wellington Management and the Shepard Investment Counsel.



**Wesley C. Walraven** of Rome is the head of the Global Industrials Group of Citi Global Markets & Banking and is a member of the firm's Global Leadership Committee. Walraven has over 30 years of experience in the industry as a mergers and acquisitions banker and has managed several multi-billion-dollar transactions. With a longstanding appreciation of historic preservation, Walraven has restored multiple historic homes in Los Angeles and Northwest Georgia.



**Jan Beeland** of Macon retired from her position as the director of marketing at HCA Healthcare in 2014. After over 30 years in the health care industry, Beeland is currently volunteering and serving as chairman of the Hay House and is the vice chair of the Macon Bibb County Urban Development authority. Previously, Beeland served as the executive director of the Macon Arts Alliance.



**Paula Knox** of Augusta was recently elected to the Board. After serving as a docent at the Atlanta History Center's Swan House for several years, she and her family moved in 2002 to Augusta, where she became involved with Historic Augusta. There, she served in several volunteer capacities and is the immediate past president. She will be co-chairing the Spring Ramble in Augusta with her husband, Larry. Knox replaces Belle Turner Lynch of Atlanta, who recently passed away (*see below*).

## Meet Our Newest Emeritus Trustee



The Georgia Trust Board of Trustees elected Georgia Schley Ritchie of Atlanta as its newest Emeritus Trustee.

**Georgia Schley Ritchie** is a longtime supporter of the Trust and historic preservation. She has been involved with the Georgia Trust since 2004 and joined the Board of Trustees in 2011. Georgia has chaired the Preservation Gala, served on numerous committees, and served as Chair of the Georgia Trust Board of Trustees.

## In Memoriam



We are deeply saddened by the passing of Georgia Trust Board member **Belle Turner Lynch**, who passed away on May 13, 2021. Our thoughts and prayers are with her family and countless friends.

"Belle Turner Lynch was a dedicated preservationist. She worked assiduously to attempt to create a local historic district in Peachtree Heights. When that effort faltered, she placed a Historic Preservation Conservation Easement on her home and gardens. She was a generous and hardworking Board member of the Georgia Trust and Buckhead Heritage and will be greatly missed," said Georgia Trust President and CEO Mark C. McDonald.

**PRESERVATION  
AWARDS 2022** | Nominations due  
**NOVEMBER 19**  
GeorgiaTrust.org





# Georgia Trust GREEN

A NEW ENERGY CONSERVATION PROGRAM FOR HISTORIC HOMES

Historic homes are loved for their idiosyncrasies: the way the floor creaks on a certain spot in the hall, the slight distortion of the garden flowers through original glass panes, the way the back door needs an extra push on humid days. Unfortunately, many of those “quirks” can lead to less charming side effects: space heaters in the winter, uncomfortably warm summers, and exorbitant power bills. For most owners, the charm outweighs the benefits and we’ve been willing to cede some comfort for the sake of living in a unique home. And yet, as the effects of climate change become more frequent and undeniable, the case for the status quo is harder and harder to defend. At the same time, technological improvements continue to change the market, allowing for many opportunities to improve building performance but also making it more difficult to discern what improvements are the right ones to invest in and which upgrades are appropriate for historic buildings.

For nearly a decade, the Georgia Trust has been a leader in developing best practices for sustainable historic preservation. In 2013, the Trust partnered with Southface Institute to create the EarthCraft Sustainable Preservation program, which offers third-party certification for environmentally responsible design and construction practices for historic buildings in the Southeast. Rhodes Hall served as the pilot project for the program and saw

ABOVE: The c. 1920 house at the Burge Club in Mansfield, Georgia, located in Newton County, is currently undergoing the Georgia Trust GREEN certification process to improve the historic home’s energy efficiency.

Owners Sandy and Betsy Morehouse worked with Bourke Reeve (pictured on opposite page), a Georgia Trust GREEN consultant, for an assessment on their historic home and will be making improvements based on his recommendations.



ANDREW FEATHERSTONE

a 40% decrease in energy usage over the course of a single year — dramatic results that were repeated in several large historic buildings around the state. In 2018, the Trust partnered with Southface again to develop a residential scale version of the EarthCraft Sustainable Preservation program, using the two houses in the West Atlanta Preservation Initiative as pilot projects.

Those projects reduced air leakage in the houses by 70% and actually exceeded energy code testing for new construction — all while preserving the original windows and plaster walls!

These programs achieve fantastic results, but they are designed for implementation during a full-scale





**Georgia Trust GREEN combines advocacy and education to provide homeowners with the necessary tools to make significant and verifiable improvements to their home's energy efficiency while maintaining its historic integrity.**

rehabilitation. The vast majority of owners of historic homes are not undergoing such major work, but are still looking to make improvements to their homes. How can they access education and guidance to make the appropriate improvements — and how can they be confident in the results of those improvements? To address this issue, the Georgia Trust recently launched Georgia Trust GREEN.

### **What is Georgia Trust GREEN?**

Georgia Trust GREEN is a new program that promotes environmental sustainability for people looking to make appropriate and long term improvements to their historic houses. The program is designed to combine advocacy for general best practices with the education to provide homeowners with the necessary tools to make significant and verifiable improvements to their home's energy efficiency while maintaining its historic integrity. The program was developed through the efforts of Bourke Reeve, the 2019 Georgia Trust Liz Lyon Fellowship recipient, along with an advisory committee of professionals in the building science, preservation, and design fields.

### **How does it work?**

Georgia Trust GREEN follows a three-step process to educate, guide, and certify energy conservation improvements for historic homes. First, anyone interested in the program can attend one of our training workshops that introduce the basics



**TOP:** Space heaters are often a clue that a building's performance for heating and cooling should be improved. Aside from being a fire hazard, space heaters are one of the least efficient (and most expensive to operate) among electrical appliances.

**BOTTOM:** The GREEN assessment considers every aspect of a house's performance including water usage.



of building science, design, energy efficiency and common issues found in historic buildings. The first workshop was held in March 2021 and was a huge success! *(If you missed the first one, don't worry — we'll be hosting them on a regular basis as the program grows).* Once a homeowner is familiar with what opportunities are available to them, the second step of the program guides them through appropriate steps to improve their home's performance. A professional third-party assessment considers the specific needs of each individual property and creates a personalized checklist of improvements. Finally, improvements made based on the customized checklist can be verified by the Georgia Trust and the property is certified as Georgia Trust GREEN.

After our first workshop in March, several homeowners from around the state had assessments completed for their homes. One homeowner in Macon, Alan Youngblood, was motivated to participate in the program after twenty years of "first hand experience with very drafty windows, the absence of insulation and the frustration of never achieving comfortable inside temperatures in extreme weather." Wanting to make sure that any steps he took to fix these issues were appropriate, Alan jumped at the opportunity to participate in the GREEN program. "I didn't know what I didn't know: what could I realistically do to address these issues while maintaining the architectural integrity of the house?"

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Historic properties can earn points toward GREEN certification in a number of creative ways. Improving the surrounding landscape to reduce water usage or planting a pollinator garden with native flowers are opportunities for credits in the assessment.

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RALPH DANIEL/GEORGIA DEPT OF ECONOMIC DEVELOPMENT

**“The Georgia Trust GREEN program gave me an opportunity to learn the basic principles and to hear about advances in technology and methods that can address the waste and discomfort many of us historic home devotees live with.**

*— Alan Youngblood, Macon*

*And how was the experience?* “My expectations have already been far exceeded. Having an objective energy expert assess my house for areas of improvement and intervention essentially provided me with a one-on-one tutorial. The assessment report is full of clear and easy to understand documentation along with specific options for addressing areas of concern. I have gained the confidence to move forward with these recommendations as well as the ability to prioritize my efforts and expenditures. I had jumped at the chance to attend the initial workshop and am very glad I did!” 🏡

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*If you are interested in participating in Georgia Trust GREEN, contact Ben Sutton, Director of Preservation, at [bsutton@georgiatruster.org](mailto:bsutton@georgiatruster.org) and check our website, [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org), for upcoming workshops.*

## TRUST PEOPLE



### BETSY & SANDY MOREHOUSE Mansfield, Georgia

“We are members of the Georgia Trust because we believe in preserving the history embodied in many old houses and buildings. When our children were growing up, we often reminded them that their actions, good or bad, were a reflection of those who have gone before — people that we honor. Thus, history lives in our old house as it does in the bones of so many old buildings that the Georgia Trust helps to preserve. Why not preserve their legacy through their homes via the Georgia Trust for Historic Preservation.

The picture on the cover is of the house that my architect grandfather built in 1920. The original house was, if you can believe it, rolled across the highway in 1919 for a relative to live in.

I am proud to be a member of an organization that, in my opinion, is extremely well run from top to bottom. The Georgia Trust should be commended for the job they do to further their mission.”





# Growing up in an architectural icon

By Eva Pound

I remember crawling through unfinished wood frames like a jungle gym and the pungent smell of sawdust in my first memories of our house. While we were in an apartment for six months, the tired and outdated details of the house were being livened with a new modern touch in the renovations. My parents wrestled with each detail of the final layout, which was a testament to their vision for revamping the iconic architecture.

This was almost 14 years ago when we first moved into our house. Designed by the deceased architect Cecil Alexander, the featured atrium at the center of the circular layout spirals to the outermost layer consisting of the bedrooms and kitchen. The flat roof is punctured by two domed skylights, one above the center of the atrium and another above my parents' bedroom, that radiate sunlight in our house during the day. While it may seem irregular to any first-time viewer, the novelties of the house are now commonplace to close family and friends.

For me, each structural element that outsiders usually marvel at are tied to my memories of living in, what we named, the "round house." The Plexiglas oculus above my parents' bed is where my family would search the night sky for Rudolph on Christmas Eve. The stone atrium decorated with foliage and a fiddle-leaf fig tree is where my brother and I learned to skateboard and rollerblade through our house. And the curved windows that stretch across our living room is where my parents would watch as I hopped onto our precarious backyard swing and glided 30-feet in the air.

Although I've come to see it as ordinary, there are constant reminders of its specialness. From an article in *Life* magazine in the 50s to a *New York Times* article in 2007 and its initiation in the National Register of Historic Places in 2010, it's hard to

Eva Pound grew up in this mid-century modern house in Atlanta designed by noted architect Cecil Alexander, the house's original owner. The house has been featured in *Life* magazine, *The New York Times* and several notable architecture publications.

forget that this house has a prominent reputation.

Aside from its accolades, it has hosted our family for 14 years. My eyes notice the door frame with pencil markings of our heights spanning 10 years, the cat and dog toys hidden in every crevice of our house, the places I smudged the wood flooring from wearing my soccer cleats and the brick-red arm chair that my father spent every night reading to us in growing up. These minute details, often outshined by the dazzling features of our house, add depth of character and show me that our house is, above all, a well-lived and well-loved home. 🏠



*Eva Pound is a Communications Intern and assists with social media strategy, articles and news releases. Eva is a rising junior at the University of Georgia studying Journalism and International Relations. Her hobbies include baking, hiking, spending time with her nieces and attending UGA football games.*





# Preserving Georgia's Oldest Covered Bridge

THE LEGACY OF A LEGENDARY ARCHITECT AND ENGINEER

By Anderson Scott

The Red Oak Creek Covered Bridge in Woodbury, Georgia is a historic resource that is loved and celebrated by the local community. It holds the distinction of being the longest and, depending on the source, probably the oldest surviving covered bridge in Georgia. Normally, it is open to vehicular traffic, making it one of only three historic covered bridges in Georgia to still serve in its original role. The bridge is a witness to decades of adversity, evidenced by a plaque nailed to one of the trusses, a good fifteen feet above the normal level of the creek, that reads, “HIGH WATERMARK JULY 7 1994.” It’s sometimes a wedding venue, sometimes a filming location, and always a heritage tourism site, bringing hundreds yearly.

Designed by master bridge builder Horace King, the Red Oak Creek Bridge is an example of a bygone era of bridgebuilding. Covered to maximize its lifespan, the bridge features a lattice truss design that combines durability with cost-effectiveness. Due in large part to the quality of King’s skill as an architect and engineer, the bridge has seen continuous use since its construction.

Nevertheless, even well-designed covered bridges require attention. If taken for granted, they have a high attrition rate. In the late 19th century, there were over two hundred of them in Georgia alone. By 1955, seventy-seven were left. By 1973, that number dropped to twenty-two. Now, there are only fourteen examples throughout Georgia, the rest lost to neglect, replacement, or arson. On screen, the Red Oak Creek Bridge seems an exception, surviving the collapse of civilization in *The Walking Dead* without visible damage. In reality, the bridge is still quite vulnerable. It has already undergone two major rehabilitation projects—one in 1973 and another in 1999—and

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BELOW: Recently, a vehicle damaged the bridge by destroying twelve of the overhead diagonal braces, forcing officials to close the bridge to vehicular traffic.

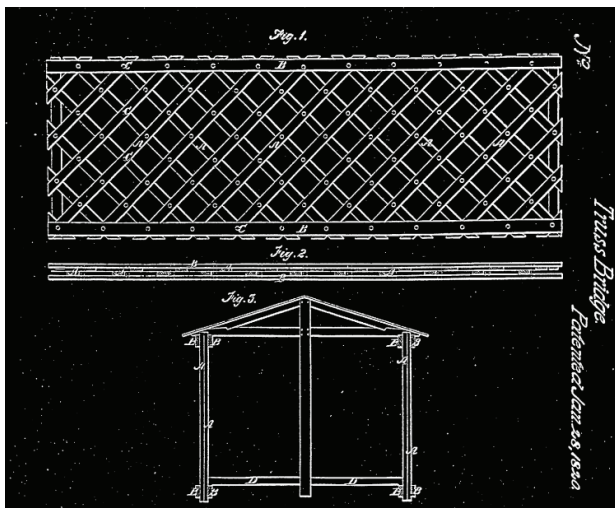
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innumerable minor repairs.

Only a few months ago, a vehicle damaged the bridge by destroying twelve of the overhead diagonal braces. This forced a closure of the bridge to vehicular traffic and creates an immediate need for protective efforts. Meriwether County and the local community requested the involvement of the Georgia Trust to facilitate this project by offering technical assistance. So far, we have researched the history of the bridge, traveled around Georgia to see its surviving siblings in-person, and







LEFT: The original diagram for the design used in the Red Oak Creek Bridge, filed by Ithiel Town in 1820.

Courtesy of the National Park Service

worked with Meriwether County to create a plan to repair the bridge and protect it from future harm. Fortunately, we determined that the damaged braces were likely not historic material. Judging by the style of the fasteners and archival photographs of the bridge, we believe that they date back to the late 20th century.

The next step will be to commission an expert structural engineer to perform an analysis of the bridge to determine the true scope and cost of the necessary repairs. Repairing and reopening the bridge is important for the role it plays in the local road system, but the primary benefit is the protection of a valuable part of local history. By revitalizing it today, we hope that the Red Oak Creek Covered Bridge could soon see its two-hundredth birthday. 🏠



*Anderson Scott is a Preservation Intern at the Georgia Trust for Historic Preservation. He is a graduate of Davidson College, where he majored in History and Political Science. An Atlanta native, Anderson loves learning about local history, hiking and running.*

## HORACE KING

### The Most Celebrated Bridge Builder in the South

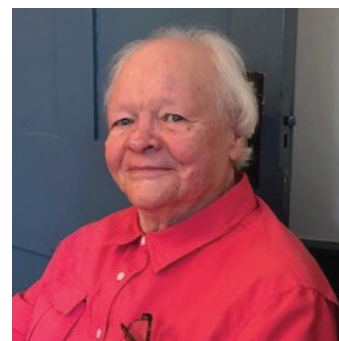
Although no records exist that document the bridge's construction in detail, the Red Oak Creek Covered Bridge is believed to be an early work by Horace King, a formerly enslaved person who became one of most respected bridge builders and architects of the 19th century. Over the course of his life, he defied social and economic barriers, started a family of accomplished bridge builders, became a member of the Alabama House of Representatives, and contributed to famous buildings like the Alabama State Capitol. Though King built dozens of covered bridges throughout the South, most using the same lattice truss design, the Red Oak Creek Bridge is reportedly the only surviving example of his work in Georgia.



THE  
**GEORGIA TRUST**  
for HISTORIC PRESERVATION

## REVOLVING FUND

### Why I Give



**Dr. Mary Williams**  
Decatur

*"I am pleased to have donated the Weaver-Dallas House to the Georgia Trust and I was extremely happy when I realized that the historic preservation easement provides more protection for the house than I had expected and will give future owners useful information about what they need to do in order to keep the house in its historic condition."*

Learn how you can leave a legacy for the Georgia Trust today and protect your historic property. Contact Ben Sutton, Director of Preservation, at (404) 885-7817 or [bsutton@georgiatrust.org](mailto:bsutton@georgiatrust.org).

## GIFT OF PROPERTY



## REVOLVING FUND PROPERTIES *for SALE*

*Own a piece of Georgia history!*

For more information and photos of the Trust's Revolving Fund properties, visit [GeorgiaTrust.org](http://GeorgiaTrust.org) or contact Dennis Lovello, [dlovello@georgiatruster.org](mailto:dlovello@georgiatruster.org), 404-885-7819.

### REDUCED PRICE



#### WEAVER-DALLAS HOUSE, c. 1817

Thomaston, GA. The earliest version of this house dates to the 1820s, as a one-room house and separate doctor shop, making it the oldest house in Thomaston. Last sold in 1840, the property includes two smoke houses that have been converted into guest houses, a garden shed and a 1930s car shed. The main house has fifteen rooms, including four bedrooms and three bathrooms. Original features include built-in bookshelves and fireplaces. Dallas House lends itself to a number of residential uses, including a comfortable family home, a bed and breakfast, rental properties or an Airbnb. \$180,000. Contact Dennis Lovello, [dlovello@georgiatruster.org](mailto:dlovello@georgiatruster.org), 404-885-7819.

### NEW LISTING



BRIAN BROWN/VANISHING GA

#### SPARTA FEMALE DORMITORY, c. 1815

Sparta, GA. This former-dorm-turned-private-residence in Hancock County offers 3,800 square feet of living space on 0.31 acres. Designed in the Federal style, the former Sparta Female Dormitory was one of two dormitories for the Sparta Female Model School, which was established in 1832. The school educated young women from 1831-1895 and offered four levels of education from primary to collegiate. After many years of neglect, the house will require significant rehabilitation. May be eligible for state and federal rehabilitation incentives. \$15,000. Contact Dennis Lovello, [dlovello@georgiatruster.org](mailto:dlovello@georgiatruster.org), 404-885-7819.



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

### African American Preservation Program

As part of our African American Preservation Program, we have been using Easements to safeguard historically and architecturally significant African American resources, including Fountain Hall and West Hunter Street Baptist Church in Atlanta, the Americus Colored Hospital building, the Eleanor Roosevelt School (the last constructed Rosenwald School) in Warm Springs, and two historic houses that were rehabilitated through our West Atlanta Preservation Initiative.

### Did you know?

Easements are placed on all properties sold through our Revolving Fund. These protective covenants protect significant historic structures in perpetuity. Yearly easement inspections are carried out each summer to ensure that the properties are maintained. 🏠

## Protecting historic properties with Easements

One of the ways we protect historic properties is through our Easements program, which protects important open spaces, building facades, and interiors permanently and provides valuable tax relief to owners of these properties. Easements regulate changes to a historic building and its land and may be given to a charitable organization, forever protecting the property from demolition and inappropriate changes. Once recorded, an Easement becomes part of the property's chain of title and 'runs with the land' in perpetuity, thus binding not only the present owner who conveys it but all future owners as well.

ABOVE  
(counterclockwise):  
Our Easements  
protect a wide range  
of buildings including  
a historic farmstead  
in North Georgia, the  
Shaffer-Turnell House in  
Madison, and Fountain  
Hall in Atlanta.



# HISTORIC PROPERTIES for SALE

Learn more about these historic properties for sale at [GeorgiaTrust.org](http://GeorgiaTrust.org).

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



**ATHENS, TN, c. 1963** Andever, a southern neoclassical house by noted Atlanta architect James Means, is available for the first time since being built in 1963. Located on 56 acres, this stunning columned brick home features a spectacular collection of architectural antiques throughout: Neel Reid spiral staircase, Palladian window, & arched doorway from the J Carrol Payne house; cherry bookshelves & mantle from 1850's Nottingham House; oak parquet ballroom floors from Cameron Hill's Montague house; and so much more. \$1,200,000. Contact Allyson Kirkland, Crye-Leike Real Estate Services, O: 423-746-0227, C: 423-506-1965, [allyson.kirkland@crye-leike.com](mailto:allyson.kirkland@crye-leike.com).



**ETOWAH, TN, c. 1929** "Woodhaven" boasts a grand entrance, a Porte-cochere with doors leading to the master bedroom and living room, 4 city lots w/mature plantings, and an original carriage house converted to living space (not climate controlled, but could be). Just under an acre in the historic Todd's Park neighborhood, with space to add a pool. Features open concept living room, dining room, & sitting area. Spacious kitchen w/ breakfast nook. Master on main boasts en-suite bath w/ original child's toilet, laundry chute, walk-in closet & gas FP. Up the grand staircase is a large sitting area w/4 bedrooms & 2 Jack and Jill baths. \$429,900. Contact Allyson Kirkland, Crye-Leike Real Estate Services, O: 423-746-0227, C: 423-506-1965, [allyson.kirkland@crye-leike.com](mailto:allyson.kirkland@crye-leike.com).



**ACWORTH, c. 1879** The McMillan Home. Circa 1879, a treasured Victorian, situated on 1.3+ acre corner lot blocks from vibrant Downtown Acworth. This Landmark has been lovingly renovated and meticulously maintained. The light-filled, open floor plan offers high-ceilings, master on main, dedicated office, kitchen open to living room, formal dining room and designer finishes showcase original flooring, bead-board paneling, crown molding and fireplaces. Equipped with all new systems and a new foundation! \$999,999. Contact Michael Butera, Atlanta Fine Homes Sotheby's International Realty, 404-519-3091 or [michaelbutera@atlantafinehomes.com](mailto:michaelbutera@atlantafinehomes.com).



**ATLANTA, c. 1924** Historic REID HOUSE on Peachtree...come see this "902" Penthouse unit, (1325 P'tree) with the million dollar view!... 1 bedroom, 1.5 baths with marvelous window box for your green thumb, paneled in heart pine... +/- 1,425 sq ft with 12-15ft ceilings... perched on Peachtree (@ 16th). Come enjoy this classic structure for daily sunrise breakfast overlooking Ansley Park, park your car and discover the City...walkable Midtown, Arts, fine dining, Botanical Gardens, Piedmont Park, Ansley Park & so much more...yes, it is a "must see", discover for yourself. \$615,000. Contact Cotten Alston, Harry Norman Realtors, 404-310-0541 or [cotten.alston@harrynorman.com](mailto:cotten.alston@harrynorman.com).



**ROME, c. 1910** Perched on a corner lot "Between the Rivers," elegance meets charm + comfort at The Columns, a 6,400+ sqft mansion built by a former Rome mayor. Restored to original glory after 3-yr renovation, including: salvaged heart pine flrs, mahogany drs, plaster moldings, mantelpiece from Ford Mansion in Detroit. 6 Ionic pillars frame expansive portico w/breathtaking vistas of City Clock. New amenities: dream kitchen w/ Viking appliances, en-suite marble BAs, elevator, state-of-the-art systems, game rm, parking pavilion w/ramp. Variety of entertaining spaces include grand foyer w/sweeping curved staircase. 4-BD, 4.2-BA. Contact Mimi Richards, Toles, Temple & Wright, Inc., 706-506-9634, [mimirichardsrealty@gmail.com](mailto:mimirichardsrealty@gmail.com).

## IN THE TRADE



### DAVID FREEDMAN, MARIETTA

David Freedman is the Principal of Freedman Engineering Group, a small engineering firm specializing in outdoor recreation, historic preservation and projects that enhance the environment. Freedman is the former Chief Engineer for the Georgia Department of Natural Resources where he served as project manager on some of the most notable projects in the state including restoration of the hydrotherapy pools and springs at Roosevelt's Little White House in Warm Springs, restoration of the Sapelo Island Lighthouse, restoration of the Main House at Hardman Farm, one of the first restoration projects to achieve LEED certification (LEED Gold), and the Sweetwater Creek State Park Visitor Center, the first building in the Southeast to receive LEED for New Construction Platinum Certification and one of the most water efficient buildings in the nation. He also served as the Executive Director of the Georgia Chapter of the U. S. Green Building Council.

Other notable projects include the Reverend James Orange Park Aquatic Facility in Atlanta, the Stone Tower at Fort Mountain State Park, and the Helen to Hardman Heritage Trail in north Georgia. Freedman is the chair of the Marietta Historic Preservation Commission, serves on the Marietta Historic Board of Review, and is on the board of Cobb Landmarks and Historical Society.

*Freedman Engineering Group is a generous supporter of the Georgia Trust for Historic Preservation and a longtime sponsor of the Trust's Rhodes Race at the Haunted Castle 5K.*





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**Learn more and register at [GeorgiaTrust.org](http://GeorgiaTrust.org) or call 404-885-7812.**





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2021 FALL  
RAMBLE

MACON

OCTOBER  
8-10, 2021

FRIDAY, OCTOBER 8

### *Picturesque Neighborhoods*



*Shirley Hills*



Ramble through the Shirley Hills Historic District, a planned residential neighborhood first laid out in the 1920s. Set along the Ocmulgee River, this picturesque neighborhood features homes of varied 20th century architectural styles. Visit Greenleaf, an impressive Georgian-style estate located on 13 acres designed by notable architect W. Elliot Dunwody in 1941. Enjoy cocktails and dinner at the Blacksmith Shop, a former carriage facility and blacksmith shop.



SATURDAY, OCTOBER 9

### *Beautifully Restored Historic Homes*



*Vineville*

Discover the Vineville Historic District, considered Macon's first suburb. Enjoy the rare opportunity to tour several beautifully restored homes designed by notable architects including Neel Reid, W. Elliot Dunwody and Dennis & Dennis, including the 1925 Burden Stewart House, a Georgian style home with an exquisite garden. End the day with dinner on the grounds of the Hay House, an impressive 1855 Renaissance Revival style home and a property of The Georgia Trust.



SUNDAY, OCTOBER 10

### *Awe-Inspiring Lofts & Buildings*



*Downtown / Beall's Hill*

Enjoy brunch at Fall Line Brewing Co., located in the heart of historic downtown Macon. Afterwards explore Macon's vibrant downtown and get an insider's look at lofts that are rarely open to the public. Ramble through the Tindall Heights Historic District and the revitalized Beall's Hill neighborhood. Take an insider's look at the Folk Victorian Smith-Hughes House, the last rehabilitation project for Historic Macon Foundation's 15-year revitalization work in Beall's Hill.

