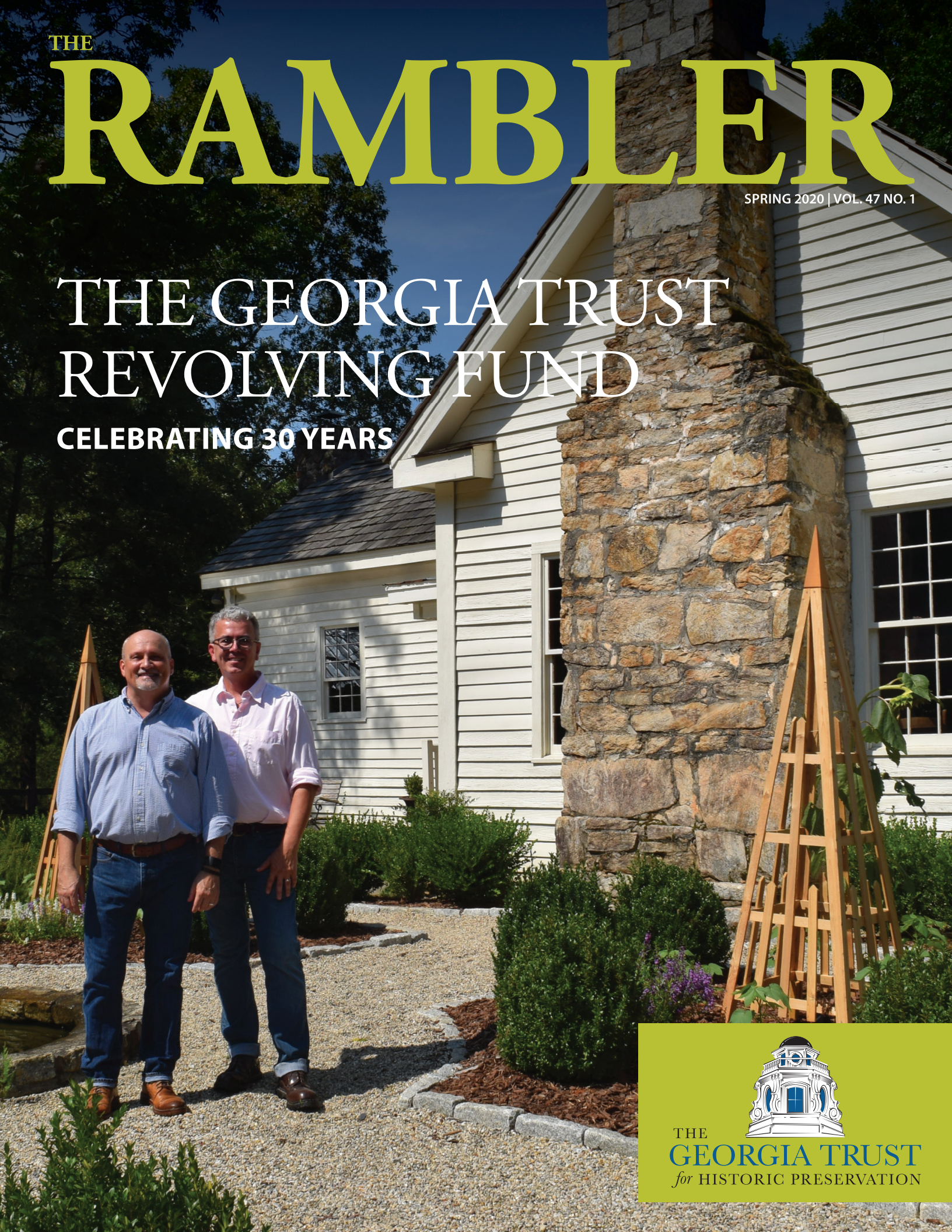


THE RAMBLER

SPRING 2020 | VOL. 47 NO. 1

THE GEORGIA TRUST REVOLVING FUND

CELEBRATING 30 YEARS



THE
GEORGIA TRUST
for HISTORIC PRESERVATION

EXPERIENCING HISTORY FIRST HAND

Preserving Georgia's history and the places that bring it to life is what the Georgia Trust does best. We are now doing that during a time that will be long remembered for the challenges it presents and for how our generation responds to it. The COVID-19 virus does not play favorites or take sides; it is our common enemy.

I am proud of the work we do and so grateful for the support of our many members, donors, trustees and staff. The spirit of generosity shown by all when we were forced to cancel the Preservation Gala and postpone our Spring Ramble to Augusta and McDuffie County was truly amazing.

While our signature events are being postponed, our preservation work continues. We are still marketing historic properties through our Revolving Fund, assisting *Places in Peril* sites, performing inspections on easement properties, and taking calls for assistance from all across the state.

The Georgia's Trust's physical office at Rhodes Hall is temporarily closed; however, our staff is working remotely as we do our part to slow the spread of this virus. You can still contact us, and we will respond in a timely manner. During this time, we will be featuring preservation stories on our social media, so be sure to check it out. We want to stay connected with you.

Thanks to your generosity and the sound management of our Board of Trustees and staff, we are financially positioned to maintain our level of preservation service. The threat we are facing is certainly substantial but so is our dedication to our mission. We're making history battling this common enemy.



Mark C. McDonald
President & CEO



THE
GEORGIA TRUST
for HISTORIC PRESERVATION

BOARD of TRUSTEES

OFFICERS

Mr. David A. Smith, Chair, *Decatur*
Mrs. Georgia Schley Ritchie,
Immediate Past Chair, *Atlanta*
Mr. Norris A. Broyles, III, Vice Chair, *Atlanta*
Mr. Tom B. Wight, Treasurer, *Macon*
Mr. Paul J. Blackney, Secretary, *Atlanta*

EXECUTIVE COMMITTEE *at LARGE*

Mrs. Tiffany Alewine, *Savannah & Flowery Branch*
Mrs. Chris Lambert, *Madison*
Mr. Sandy Morehouse, *Mansfield*
Mr. John Spinrad, *Atlanta*

BOARD of TRUSTEES

Mr. John Allan, *Atlanta*
Mr. William T. Baker, *Atlanta*
Mr. Demarius V. Brinkley, *Atlanta & Madison*
Mr. Jim Bynum, *Atlanta*
Mr. Leslie G. Callahan III, *Atlanta*
Dr. David Crass, *Atlanta*
Mr. William D. deGolian, *Atlanta & Washington*
Ms. Pavielle Dortch, *Atlanta*
Mr. William W. Douglas III, *Bishop*
Ms. Jennifer Wheatley Fletcher, *Atlanta*
Ms. Caroline Howell, *Atlanta*
Mr. R. Justin Krieg, *Columbus*
Mrs. Carolyn Llorens, *Atlanta*
Mrs. Belle Turner Lynch, *Atlanta*
Mr. Robert L. Mays, *Atlanta*
Mrs. Jennifer Murray, *Atlanta*
Mr. Aubrey Newby, *Macon*
Mr. Floyd C. Newton III, *Atlanta*
Mr. Josh Rogers, *Macon*
Mr. Sandy Sanford, *Atlanta*
Mrs. Scottie Schoen, *Atlanta*
Mr. John Sheftall, *Columbus*
Mr. G. Kimbrough Taylor, *Atlanta*
Mr. James S. Thomas, *Atlanta*
Ms. Susan M. Turner, *Atlanta*
Mrs. Lisa L. White, *Savannah*
Mr. Mark Williams, *Atlanta & Jesup*
Mrs. Jennifer Winn, *Atlanta*

Mr. Mark C. McDonald, *President & CEO*

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.

Address all correspondence to:

Traci Clark

Sr. Director of Communications

1516 Peachtree Street NW, Atlanta, GA, 30309
or email tclark@georgiatrust.org.

Printing of the Rambler is made possible by the Georgia Power Company.

Moving? Contact membership@georgiatrust.org or 404-885-7805 with your new address.

ON THE COVER

In 2011, the Trust purchased the c. 1843 Housworth-Moseley House in Lithonia, Georgia to protect it from being bought by an entity that might demolish the historic house and outbuildings or subdivide the seven-acre property, both of which would destroy the historic integrity of the site. Six months later, the Trust sold the house to Keith Crosby and Scott Pluckhahn, who meticulously rehabilitated the historic homestead.

As with all properties sold through the Revolving Fund program, The Georgia Trust retains a preservation easement on the property in order to protect in perpetuity the house and its seven acres from inappropriate alterations or development.



BEFORE

EXPEDITION

2020 Expedition set for Monroe

DATE TO BE DETERMINED

The Georgia Trust invites you to explore the historic homes and sites of Monroe during a day-long, self-guided tour. Nestled between Atlanta and Athens, Monroe boasts a vast collection of antebellum homes and a thriving historic downtown. Tour the grand houses and beautifully landscaped lawns and gardens of the Walton Street Neighborhood, one of Monroe's oldest neighborhoods, and explore Monroe's nine historic districts, including the McDaniel Street Historic District, home to the 1887 McDaniel-Tichenor House, residence of former Georgia Governor Henry McDaniel. You won't want to miss Monroe's historic turn-of-the-century mills that have been creatively repurposed as mixed-use facilities that have earned Monroe the nickname of "the antiques capital of Georgia."

Check for updates and ticket information at GeorgiaTrust.org or call 404-885-7812.



FALL RAMBLE

Fall Ramble set for Rome

SEPTEMBER 25-27, 2020

Join us as we travel north to Georgia's Rome, where beautifully restored residences and intriguing historic sites await your discovery. Tour some of the city's most spectacular private residences, enjoy dining in unique historic sites, and enjoy all the offerings of Northwest Georgia.

Learn more and purchase tickets for this fun-filled weekend at GeorgiaTrust.org or call 404-885-7812



RALPH DANIEL, EXPLOREGEOORGIA.ORG

Mark your calendars!

POSTPONED: SPRING RAMBLE

Postponed to April 16-18, 2021

Augusta, Georgia

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

**POSTPONED: SPRING STROLL OF
MACON HOUSES AND GARDENS**

Date to be determined

Hay House, Macon, Georgia

Enchanting gardens and historic home interiors await your discovery during Central Georgia's premier house and garden event, hosted by Hay House.

MONROE EXPEDITION

Date to be determined

Monroe, Georgia

Join us as we tour beautifully restored private homes and historic sites in Monroe.

FALL RAMBLE

September 25-27, 2020

Rome, Georgia

Enjoy a rare opportunity to explore historic homes and sites in Georgia's Rome, a city that has preserved its past while embracing its future.

For more information and to purchase tickets, visit www.GeorgiaTrust.org.



Based on comprehensive research by famed conservator Susan Buck and others, the room has been painted a medium green as it was after the Felton renovations. One of Benjamin Moore's paints from their Historic Colors collection was the choice. In addition to the full bathroom, the Feltons installed a porcelain vanity with tile wainscot and floor that occupied a corner of the bedroom. Shortly after the Hays moved in, they removed the vanity and the tile and replaced them with a built-in chifforobe. That chifforobe has now been removed and the vanity and tile of the Felton period are set to replace it. The existing bathroom will also be restored to the Felton period. We anticipate completion of this work by the end of the first quarter 2020. 🏠



HAY HOUSE, MACON

Restoring Mary Ellen's Room

After Anne Tracy Johnston died in 1896, her daughter Mary Ellen and her husband Judge William Felton took ownership and residence of the Johnston-Felton-Hay House in Macon. The House remained in the Felton family until Parks Lee Hay purchased the property in 1926, moving in early the following year.

Active restoration efforts at the House are nearing completion to restore the northeast bedroom chamber—most often referred to as Mary Ellen's room—to its appearance in 1912. By that year, the Feltons had completed significant renovations to the bedroom floor, including complete repainting, the addition of moldings and lattice trim, and the addition of a bathroom in this bedroom.

TOP: Master craftsman Adam Heath at work in Mary Ellen's room

RIGHT: Mary Ellen Johnston Felton and her husband, Judge William Felton.



The West Atlanta Preservation Initiative is a program that aims to revitalize neighborhoods affordably and sustainably without displacing longtime residents.

Georgia Trust Completes Rehabilitation of Second Affordable Home in West Atlanta

SUSTAINABLE. AFFORDABLE. HISTORIC.

The Georgia Trust recently completed the rehabilitation of a second single-family home and hosted a well-attended open house at both rehabilitated properties in February. At the open house, representatives from The Georgia Trust, Atlanta Land Trust, Southface Institute, and Lifecycle Building Center gave visitors information about the history of the houses, specific energy saving techniques, and how the Community Land Trust model works to ensure long-term affordability in the heart of the city.

Both houses—located at 1575 Mozley Place and 1138 Harwell Street—were rehabilitated as part of the Trust’s West Atlanta Preservation Initiative, a program that aims to revitalize neighborhoods affordably and sustainably. Combining preservation, affordability and sustainability, these projects highlight the historic character of the neighborhood while exceeding modern energy standards.

The houses are being sold through a partnership with the Atlanta Land Trust to ensure permanent affordability at 80% area median income or lower. Each house is available for \$198,000, and applicants must meet qualifying income requirements. A preservation easement will be placed on the

The house underwent a sustainable rehabilitation following the EarthCraft Sustainable Preservation program and will be sold as affordable housing.

houses to protect them from demolition or insensitive alterations in perpetuity.

For more information, contact Ben Sutton at bsutton@georgiatrust.org. 🏠





Georgia Trust Revolving Fund Turns 30

CELEBRATING 30 YEARS OF SAVING ENDANGERED PROPERTIES

The Georgia Trust celebrates 30 years of the Endangered Properties Revolving Fund program, which has helped to preserve more than 40 architecturally and historically significant buildings across the state by providing effective alternatives to demolition or neglect. In three decades of activity, the program has saved historic houses, a handful of commercial buildings, two historic hotels, a church and a jail in 25 counties. The Trust has spent over \$2 million in acquisition and stabilization costs, and taken in \$3.6 million in proceeds.

So, what exactly is the Revolving Fund? And how does it work? A revolving fund is a pool of capital used by the Trust to acquire endangered historic properties in order to secure their architectural integrity and historic building fabric through real estate sales to preservation-minded buyers. When the Georgia Trust sells a property through the program, a

ABOVE: The Sayre-Alford House in Sparta was beautifully rehabilitated in 2016. Its buyers were working on the reconstruction of the Hancock County Courthouse, a *Places in Peril* site, when they discovered the diamond in the rough.

preservation easement and rehabilitation agreement are placed on the deed of the property, and the buyer agrees to fix up the property according to the *Secretary of Interior's Standards for Rehabilitation*. Proceeds from the sale of property are returned (or revolved) to the fund, enabling the acquisition of more endangered properties. In short, the program allows the Trust to intervene directly in the real estate market when there is an opportunity to save a building. As former board chair and long serving member of the Revolving Fund committee, Bill Peard noted, "Through the Revolving Fund, the Georgia Trust can marshal



The Johnson House in West Point was donated by Stephen Johnson to the Trust and resold through the Trust's Revolving Fund in 2015. Its new owners transformed the property and restored its second-story balcony.



LEFT AND ABOVE: The Terrell-Stone House in Sparta was the first property sold through the Trust's Revolving Fund.

resources and expertise to save and enhance individual historic assets throughout the state and protect them for use by future generations. The Revolving Fund is where the action is!”

Throughout the twentieth century, revolving funds have proven to be effective tools for preservation organizations around the country. There are approximately 65 active preservation revolving fund programs in the United States

DID YOU KNOW?

At several key moments during the past 30 years, foundations have given gifts to build and sustain the work of the Revolving Fund. Both the Lettie Pate Evans Foundation and the Woodruff Foundation were integral in creating and building the fund to a sustainable level. In the past 15 years, a new preservation-focused organization, the 1772 Foundation, has become the premiere funder of revolving funds across the United States, working “to ensure the safe passage of our historic buildings and farmland to future generations.” The 1772 Foundation funds feasibility studies, as well as bricks-and-mortar projects, and has been instrumental in the growth of several revolving fund programs in Georgia.

BY THE NUMBERS

1797

The year the Rossiter-Little House in Sparta was built, making it the oldest Revolving Fund property at 233 years old

1953

The year the Johnson House at 1138 Harwell Street in Atlanta was built, making it the youngest Revolving Fund property at 67 years old

69

Number of days the Old Jail in Washington, Georgia was on the market, making it one of the quickest sales

43

Number of properties sold through the Revolving Fund and are now protected by easements

\$200,000

Price of the Colquitt Hotel in Moultrie, the most expensive Revolving Fund property purchased by the Trust

\$2,264,000

Total acquisition and rehabilitation costs of all Revolving Fund properties since 1990

\$3,681,000

Total revenue from the sale of all Revolving Fund properties since 1990

7

The largest number of Revolving Fund properties located in one town, Sparta

25

Number of counties in Georgia where Revolving Fund properties are located

HOW DOES A PROPERTY COME IN THE REVOLVING FUND?

There are typically three ways that properties are acquired by the Trust: donation, option agreements, or outright purchase.

- Donated property provides tax benefits to the donating owner, while the Trust's marketing network provides a targeted international audience of potential buyers. Fifteen properties have been donated to the Trust to be sold through the Revolving Fund.
- An option agreement gives the Trust an exclusive right to purchase a property. This method provides the most flexibility, allowing the Trust to market the property without the full responsibilities of ownership.
- On a few occasions, the Trust has purchased property through fee simple. Most recently, the two houses rehabilitated through the West Atlanta Preservation Initiative were purchased by the Trust from the family of Edward Johnson.

and several very active programs in the state of Georgia. In 1956, the Historic Charleston Foundation, inspired by earlier work of individual preservationists, established the first formal revolving fund for historic preservation in the United States. Other local preservation nonprofits soon followed suit, creating their own revolving funds. In Georgia, Historic Savannah Foundation's Fund was created in 1959 and remains active today, as well as several other locally focused programs in Augusta, Macon, Columbus, and Morgan County. In 1977, the North Carolina Revolving Fund (now Preservation North Carolina) established the first statewide revolving fund program, which served as a model for the Georgia Trust in 1990.

The early history of the Trust's revolving fund shows the unique nature of a statewide program. Covering a state as large as Georgia (the largest state east of the Mississippi River), with a deep and diverse history, naturally creates a diversity of styles and types of buildings to be preserved. The first property revolved, purchased in 1990 and sold in 1991, was a c. 1820 Federal style house in Sparta. The second, donated a year later, was a vernacular log dogtrot in Heard County donated by the Inland Rome Company from a large tract of land intended for timbering. Also in 1992, the Coca-Cola company sold the Camak House (c. 1834) in Athens to the Trust through a bargain sale. By 1994, thanks to a sustained capital campaign and successful property sales, the Revolving Fund had reached its initial goal of \$500,000.

The Revolving Fund program continued its activity through the 1990s, with the Trust purchasing its first property outright in 1996—the Cabaniss House in Jones County (c. 1806). The tripartite house was of such architectural significance—but in such deteriorated condition—the Trust purchased the property and undertook a stabilization and exterior restoration. The project was a rallying point for the program and led to significant growth of the Revolving Fund. In 1998, the Lettie Pate Evans Foundation offered a matching grant to build the revolving fund if the Trust could raise \$500,000 in one year. Through the generosity of many



ABOVE: The McLeroy House in Madison was beautifully rehabilitated after years of deterioration.

RIGHT: The McLeroy House is unrecognizable in this photo from 2009, when the Trust acquired the property.



individual donors and foundations, the match was raised and the revolving fund capital increased by \$1,000,000.

Building the fund was important, but the primary benefit of an established fund is the sustained ability to save historic resources. Over the life of the program, the Trust has worked strategically with partners around the state to preserve important local landmarks and create opportunities that might catalyze further preservation. Two historic hotels in south Georgia are prime examples of this strategy. Both the Bon Air Hotel in Bainbridge and the Colquitt Hotel in Moultrie occupy prime locations on each town's square. By the late 1990s, each had fallen into disrepair and were in danger of being lost through neglect. The Trust stepped in and was able to negotiate

sales to a preservation developer who rehabilitated both projects using historic tax credits and helping to stabilize two beautiful historic downtowns.

A decade later, in 2010, the Trust found itself dealing with a behemoth that had been the bane of so many local mainstreets: Wal-Mart. A new store was to open in Forsyth, which, according to company policy regarding commercial 'buffer zones' would have required the demolition of three historic residences. Thanks to determined local advocacy in partnership with the Trust, Wal-Mart was convinced to donate the three houses to the Trust to be stabilized and sold through the Revolving Fund program.

The Georgia Trust has also worked to grow the number of organizations utilizing revolving funds in the state by teaching and mentoring local organizations looking to establish their own preservation programs, resulting in several saves in

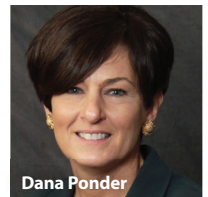
rural DeKalb County through partnership with the Arabia Mountain Heritage Alliance, and Morgan County, where the Madison-Morgan Conservancy has undertaken its own program with the Trust's assistance.

The Georgia Trust's Revolving Fund continues to grow and evolve, as we have undertaken two full rehabilitation projects in Atlanta as part of the West Atlanta Preservation Initiative. A 1928 bungalow and a 1953 ranch house, both contributing to historic neighborhoods, are for sale and will soon join the list of properties saved and protected through the work of the Georgia Trust.

Thanks to the long term commitment of the Board of Trustees and numerous staff over 30 years of service, the Endangered Properties Revolving Fund has had a clear impact on the preservation of Georgia's historic resources. *Here's to 30 more!* 🏠

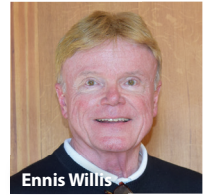
TRUST TRANSITIONS

The Georgia Trust welcomes **Dana Ponder**, the new Director of Finance and Administration. Dana comes to the Trust from Desire Street Ministries, where she was the Director of Finance. While there, she streamlined the accounting processes and managed several large rebuilding projects associated with the Hurricane Katrina disaster. Dana attended Stetson University in DeLand, Florida and upon graduating, relocated to Atlanta. She began a nine-year career in banking, earning her CPA before she left her position as CFO for Southern Bank Group in Roswell, Georgia. Dana transitioned to public accounting as an audit manager for Brooks, McGinnis & Co. She spent 13 years auditing non-profit clients while she continued to consult and perform accounting services for a select group of her own clients.



Dana Ponder

The Trust also welcomes **Ennis Willis** as the Interim Director of Hay House. Ennis is a real estate attorney in Macon and has served on the Hay House Board. He's well acquainted with Hay House and its importance to Macon and Georgia. 🏠



Ennis Willis



for the final projects necessary for the auditorium to gain its Certificate of Occupancy, allowing for use as a community asset again.

In addition, the building has seen increased activity. The Sandersville School hosted the local Kaolin Festival in October 2019, and now portions of the building are also providing a temporary campus for the private Brentwood School while their upper campus undergoes rehabilitation during the school year.



Sandersville School, 2015 *Places in Peril* Sandersville, Washington County

The Milledgeville Chapter of the Watson-Brown Junior Board has awarded the Sandersville School Building Authority an \$11,525 grant to fund the restoration of the sandstone architectural elements on the front façade of the original 1939 building. The façade restoration will be a beginning step to bring the original school building back to public use.

The Fox Theatre Institute also has awarded the school \$46,060 in grant funding, which will go towards improvements to the auditorium theater, including two HVAC units, LED lighting instruments and sound equipment as well as exterior gutters and drains for the theater area. This grant should provide funding

CALL FOR NOMINATIONS

2021 PLACES IN PERIL

Nominations due June 19, 2020

For more information and to download an application, visit GeorgiaTrust.org.



HALSTON PITMAN/MOTORSPORTMEDIA



Georgia Trust Awards \$15,000 to Callahan Incentive Grant Recipients

The Georgia Trust announced the recipients of its Callahan Incentive Grant, a matching grant given to nonprofit or government organizations undertaking the rehabilitation of a historic building or site in Georgia. Made possible by Barbara and Les Callahan, long-time supporters of the Georgia Trust, a total of \$15,000 was awarded to the Fairview Elementary School in Cave Spring, Paradise Garden in Chattooga County, Zion Church in Talbotton, and the Cusseta Industrial High School in Chattahoochee County.

“The Georgia Trust is grateful to the Callahan family for its generous donation. We believe the grants contributed by them will help our recipients to accomplish their noteworthy preservation goals,” said Mark C. McDonald, president and CEO of the Georgia Trust.

The Callahan Incentive Grant was awarded to the following recipients:

- The Fairview Elementary School (Cave Spring), a historic school building constructed in 1924 for African American students, received \$3,750 to assist in the project’s final phase of exterior rehabilitation, which will enable the site to open to the public. In 2011, it was listed as a *Places in Peril* site by the Georgia Trust. The community has consistently worked to preserve and highlight the history of this site.
- Paradise Garden (Chattooga County), the creation of one of America’s best known folk artists, Howard Finster, received \$3,750 to assist in restoring the Cadillac Shed, which protects the one-of-a-kind car that served as a canvas for the prolific artist. Such a unique setting requires constant upkeep and restoration, and in 2010, it was listed on the Trust’s *Places in Peril* list.
- The Zion Church (Talbotton), a remarkable example of the Carpenter Gothic style in Georgia, received \$3,750 to assist in restoring the exterior. Built in 1848, Zion Church is an architectural masterpiece that remains a landmark in the city. It was listed by the Georgia Trust as a *Places in Peril* site in 2011.



CLOCKWISE FROM TOP:
Paradise Garden’s Cadillac
Shed, Chattooga County;
Zion Church, Talbotton;
Cusseta Industrial High
School, Chattahoochee
County



- The Cusseta Industrial High School (Chattahoochee County), one of the few remaining Rosenwald Schools in Georgia, received \$3,750 to help fund the installation of wood floors, the final phase of a decade-long preservation effort. Nearly lost to decades of neglect, the historic school building was rescued by the Chattahoochee County Historic Preservation Society, who stepped in and undertook significant repairs; placed the school in the National Register of Historic Places; and now provides educational opportunities to local school children. 🏫

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 or contact Dennis Lovello, dlovello@georgiatruster.org, 404-885-7819.

FULLY REHABILITATED



1138 HARWELL STREET, c. 1953 Atlanta, GA. This property is part of the Trust's West Atlanta Preservation Initiative, a program that aims to revitalize neighborhoods affordably and sustainably. The house is being offered to a buyer who makes 80% or less of Atlanta's median family income, or just under \$64,000 a year, for a family of four. Located next to the Atlanta Beltline Westside Trail, the fully rehabilitated house will be sold through a partnership with the Atlanta Land Trust to ensure permanent affordability. \$198,000. Contact Ben Sutton, bsutton@georgiatruster.org, 404-885-7817.

FULLY REHABILITATED



1575 MOZLEY PLACE, c. 1920s Atlanta, GA. This property is part of the Trust's West Atlanta Preservation Initiative, a program that aims to revitalize neighborhoods affordably and sustainably. The house is being offered to a buyer who makes 80% or less of Atlanta's median family income, or just under \$64,000 a year, for a family of four. Located near the Atlanta Beltline Westside Trail, the fully rehabilitated house will be sold through a partnership with the Atlanta Land Trust to ensure permanent affordability. \$198,000. Contact Ben Sutton, bsutton@georgiatruster.org, 404-885-7817.



A.J. GILLEN DEPARTMENT STORE, c. 1907 Maxeys, GA. 9,600 sq. ft. on 0.9 acres. Originally a department store during the early 20th century, the 2-story brick building has also been used for storage and small-scale manufacturing of wood stoves. Currently unoccupied, the interior features a central staircase made of cast iron, highlighted by a large skylight. Exterior features cast iron columns, window pediments, cornice details, as well as a second-story bay window. Requires significant investment and rehabilitation. Located outside of Athens, near proposed Firefly Trail. \$65,000. Contact Dennis Lovello, dlovello@georgiatruster.org, 404-885-7819.



CHERRY COTTAGE, c. 1818 Washington, GA. This home was 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. Brand new roof, still requires a lot of work. Its lot is 1.10 acres and cannot be subdivided. Located in a beautiful historic neighborhood. \$99,000. Contact Dennis Lovello, dlovello@georgiatruster.org, 404-885-7819.



A GEORGE F. BARBER HOUSE, c. 1900 Brunswick, GA. Located in the heart of Brunswick's Old Town Historic District, this late-Victorian house is a design of George Franklin Barber, who published a number of house designs via mail order catalogs and magazines. Includes approximately 4,200 square feet and is situated on a full city lot at .38 acres with street access from front and back and an existing paved parking lot. Interior has been significantly altered. Zoning is flexible to allow for mixed use, office or restaurant space, or potentially a bed and breakfast. Needs substantial rehabilitation. \$60,000. Contact Dennis Lovello, dlovello@georgiatruster.org, 404-885-7819.

SOLD: ELEANOR ROOSEVELT SCHOOL



The historic Eleanor Roosevelt School building in Warm Springs, Georgia was sold through the Trust's Revolving Fund to Debron and Voncher Williams. The brother and sister team will be rehabilitating the last constructed Rosenwald School into an agricultural learning center. *Pictured (l to r): Voncher Williams, Georgia Trust President and CEO Mark C. McDonald, Debron Williams.*



HISTORIC PROPERTIES *for SALE*

Learn more about these historic properties for sale at GeorgiaTrust.org.

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



BAINBRIDGE, c. 1939-40 Located in beautiful Downtown Bainbridge, GA, The Old Library has recently been fully restored. The two-story structure was built in 1939-1940 as a Depression era Works Progress Administration (WPA) project. It originally housed the Decatur County Library and then the Decatur County Mental Health Center. The property is 5200 square feet and has a fully renovated interior and new 25 year roof. It is eligible for R.U.R.A.L Tax Credits. \$375,000. Contact Adrienne Harrison, The Brokery Estates & Commercial Holdings, 229-246-1553 ext. 122 or Adrienne.harrison@inland-stores.com.



BARNESVILLE, c. 1895 Immaculately restored beauty in historic downtown Barnesville features a private recreational oasis with expansive rear deck and gazebo overlooking the designer pool, pool house, and manicured lawns. Interior finishes are breathtaking with elaborate woodwork, heart pine floors and cabinets, 8 fireplaces, and granite countertops. Greet neighbors from the cozy front porch. Extremely well appointed inside and out, and all within walking distance of downtown restaurants and shops. Contact Clay Henderson, Atlanta Fine Homes Sotheby's International Realty, 770-652-1890 or clayhenderson@atlantafinehomes.com.



MADISON, c. 1830 The Kolb-Foster home is a living testament to generations of life well lived, and awaits your vision. The main home has a four-over-four layout, with one story extension to the rear. Craftsmanship abounds; beautifully carved mantles and staircase, pressed tin ceiling, authentic light fixtures. 13ft deep porch spans the front of the home. Beautiful landscaping features include brick walkways, pea gravel circular drive, towering magnolias and flowering shrubs. Exquisitely private yard; with c. 1818 guest house and pool. Contact Jeanne Dufort, Coldwell Banker Lake Country, 770-330-9040 or jeanne@horseandhome.com.



Laine and Kevin Berry (center) purchased the Little House in Louisville, Georgia through the Trust's Revolving Fund. The couple will be rehabilitating the architecturally significant house. Congratulations to the new owners and a big thanks to John Carter and Bill Newberry of the Louisville Downtown Development Authority and the countless others who were involved in helping to save this magnificent property.

Pictured (l to r): John Carter, Bill Newberry, Laine Berry, Kevin Berry, Georgia Trust President and CEO Mark C. McDonald, Georgia Trust Director of Preservation Ben Sutton.

THE GEORGIA TRUST
SPRING RAMBLE

AUGUSTA

Postponed to
April 16-18, 2021



Look forward to a weekend of touring exquisite homes, dining at historic sites, and discovering the charm and hospitality of Georgia's "Garden City."

FOR MORE INFO OR TO REGISTER,
VISIT GEORGIATRUST.ORG
OR CALL 404-885-7812.



The Georgia Trust for Historic Preservation KEYSTONE SOCIETY

Anonymous
Anonymous
Anonymous
Mr. William N. Banks (deceased)
Janice Persons Biggers
Mr. and Mrs. W. Moses Bond
Mr. David Richmond Byers III (deceased)
Mr. John H. Cheatham, Jr. (deceased)
Mrs. Anne Moore Colgin (deceased)
Mrs. Julia Q. Dodd (deceased)
Mr. Roy A. Dorsey (deceased)
Mrs. Beverly M. DuBose, Jr. (deceased)
Mrs. and Mr. Joseph Edwards
Victoria Ober and William E. Farnell, Jr. (deceased)
Mr. and Mrs. Bradley Hale (deceased)
Mr. and Mrs. F. Sheffield Hale
Mrs. Dorothy Tarpley Holmes (deceased)
Mr. Robert "Bobbo" Jetmundsen
Mrs. Treville Lawrence
Mr. Roy W. Mann (deceased)
Ms. Sherry Miles
Mrs. Barbara B. Paull
Mr. Rodney L. Reeves
Mr. John M. Rittelmeyer, Jr.
Frances Schultz
Mr. David A. Smith
Mr. and Mrs. Charles G. Spalding
Mrs. Emily Tichenor (deceased)
Mr. F. Travis Towns, Jr.
Ardath S. (deceased) and William T. Underwood
Georgianna C. Warren (deceased)
Mr. William B. White
Mrs. Thomas L. (Marguerite N.) Williams, Jr. (deceased)

The P.L. Hay Order of the Keystone Society Planned Giving Circle of The Georgia Trust

Sandra and Billy Anderson
Virgil E. Cooper, Jr.
Dick (deceased) and Emily Dickey
Bonnie C. Dowling
Mr. and Mrs. W. Bradley Hale (deceased)
Suzanne Jones Harper
C. Terry Holland
Ms. Lee A. Johnson
Mr. and Mrs. William M. Matthews
Robert A. McCord III (deceased) and Carolyn McCord
Anderson (deceased)
John F. Rogers, Jr. (deceased)
Tom B. Wight

CONNECT WITH US



WELCOME NEW & REJOINING MEMBERS

November 1-December 31, 2019

Individual and Corporate

ACWORTH

Andrew Smith

ATLANTA

Cadence Bank
Bleakly Advisory Group
Power Architects LLC
Gardens to Love
Mr. and Mrs. Dave Bucey
Ms. Lynn Petters Cochran-Schroder
Haley Cole and D'Marlowe Wright
Mr. and Mrs. Tracy Crowley
Mr. Russell Currey and Ms. Amy Durrell
Mr. Daniel Gallik
Todd Harkleroad
Ms. Tara Hart
Mr. and Mrs. Jeb L. Hughes
Mr. and Mrs. Seldon Hunnicutt
Robin Parker
Ms. Lynn Thompson
Sarah Toton
Mr. and Mrs. Gene Warren
Mr. Robert Wicker
Danielle Willkens

AUGUSTA

Mr. Nick Uros and Mrs. Pamela Dorminey-Uros

BISHOP

Ms. Nedra Johnson

CHAMBLEE

Arc & Angle Home Builders, LLC

ELBERTON

Mr. and Mrs. Sid Adams

ELLENWOOD

Mr. James Collins

GAINESVILLE

Cook Law Group, LLC

LAWRENCEVILLE

Bailey Baker

LOUISVILLE

Queensborough National Bank & Trust Company

MARIETTA

Ms. Gini Seely

MONTICELLO

Mr. Phil Jones

SAVANNAH

Ethos Preservation
Ms. Catherine Comer

STATESBORO

Mr. Allen Muldrew

STONE MOUNTAIN

Mr. and Mrs. David R. Osier

STONECREST

George Turner

Out of State

SHOREVIEW, MN

Amelia Niu

LAKELAND, FL

Ms. Cynthia Such

UPGRADES

Individual and Corporate SUSTAINING CONTRIBUTOR

Mr. and Mrs. James K. Reap
Mr. Keith Schutz

PRESIDENTIAL CIRCLE

Lominack Kolman Smith Architects

GENERAL OGLETHORPE SOCIETY – GOLD

Mr. and Mrs. Robert B. Currey

IN HONORARIUM

Chris Lambert

Conrads Family Foundation Fund

**Rusty Tanton working at
Perfect Sense for 5 years**
Parker Ramsdell

IN MEMORIAM

Jay Powell

Mr. Jon Burns
Coleman Talley LLP
Honorable Cox and Mr. Dehler
Mr. Michael Foster and Ms. Judy Price
Georgia Chamber of Commerce
Mr. Marshall Guest
Ms. Caroline Harris
Ms. Katie Jones
Mrs. Katie Kirkpatrick
Phyllis and Jim Higdon
Mr. Randy Logan
Metro Atlanta Chamber of Commerce
Mr. Jesse Petrea
Mr. Paul Radford and Ms. Katie Shields

In Memoriam

ANNE COX CHAMBERS, Atlanta

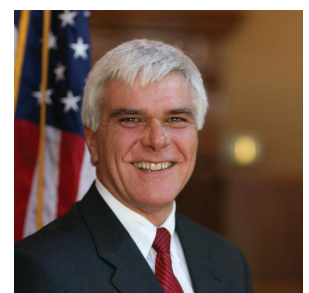
We are deeply saddened by the passing of Anne Cox Chambers, preservationist and philanthropist. Georgia Trust President Mark C. McDonald stated, "It is hard to imagine what Atlanta's quality of life would be if not for the philanthropy of Anne Cox Chambers. Her contributions to the arts and humanities in this city are an inspiration to us all and have made a tremendous difference." *Pictured: Anne Cox Chambers with the late William Banks at the 2014 Preservation Gala*



In Memoriam

REPRESENTATIVE JAY POWELL, Camilla

It is with great sadness that we report the passing of Representative Jay Powell. "Representative Powell was an effective advocate of rural Georgia and clearly understood the role that historic preservation and small town revitalization play in economic development efforts," said Georgia Trust President and CEO Mark C. McDonald. "His voice and advocacy will be greatly missed in the Georgia General Assembly."





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@georgiatrust.org.

\$10,000 +

13-WMAZ
The 1772 Foundation
The Peyton Anderson Foundation
Arrow Exterminators
Patricia Stewart Burgess Family Foundation, Inc.
Mr. and Mrs. Leslie G. Callahan III
Thalia and Michael C. Carlos Foundation, Inc.

Community Foundation – Josephine Phelps Fabian Trust
Cox Communications
The Roy and Janet Dorsey Foundation
Georgia Power Company
Mr. and Mrs. Nathaniel Hansford
John S. and James L. Knight Foundation
Ms. Christine Lambert

Lettie Pate Evans Foundation
Livingston Foundation, Inc.
Ms. Belle Turner Lynch
Mr. and Mrs. Joel McElhannon
Mrs. Beverly B. Meadors
Mr. G. Kimbrough Taylor and Ms. Triska Drake
The Watson-Brown Foundation
The Telegraph

Mr. Tom B. Wight
Williams Family Foundation of Georgia, Inc.
Ms. Mary Aiken Wright
Frances Wood Wilson Foundation, Inc.

\$5,000 - \$9,999

Mr. and Mrs. John Allan
Ameris Bank
Atlantic Trust Company
Mr. and Mrs. William T. Baker
Mr. and Mrs. Paul J. Blackney
Mr. and Mrs. W. Moses Bond
Coro Realty Advisors, LLC
Mr. and Mrs. Robert B. Currey
The Frances and Beverly DuBose Foundation

The Fox Theatre Institute
Mr. and Mrs. Carl I. Gable, Jr.
Garbutt Construction Co.
Mrs. Paula D. Hill
Mr. George Hooks
Ms. Caroline H. Howell
Jones Day
King & Spalding
The Knox Foundation
Mr. and Mrs. John W. Lundeen III

Ms. Belle Turner Lynch
Mr. and Mrs. Joel McElhannon
McGriff Insurance Services
Mr. John Mitchener and Mr. Heath Massey
Navicent Health Medical Center
Mr. and Mrs. Jon Oscher
Mrs. Barbara B. Paull
Mr. and Mrs. William B. Peard
Ray, Ellis & LaBrie Consulting

The Gary W. Rollins Foundation
SunTrust Bank
Synovus Financial Corporation
City of Thomasville Utilities
Tribridge Residential
TSYS
ZWJ Investments Counsel

\$2,500 - \$4,999

Mr. and Mrs. Ivan Allen IV
Alterra Networks
Ansley Real Estate
Arcus Capital Partners
The Elam Alexander Trust
Ms. Marcia Bansley
Mr. and Mrs. W. Moses Bond
Mr. and Mrs. Norris A. Broyles III
Mr. and Mrs. Malcolm S. Burgess, Jr.
BNY Mellon
Cadence Bank
Capital City Bank
Ms. M. Rebecca Carr
Dr. Benjamin C. Clark, Jr.
CLC Foundation Inc.
The Coca-Cola Company
The George E. Crouch Foundation

D. Stanley Dixon Architect, Inc.
Mr. and Mrs. William W. Douglas III
Mr. and Mrs. J. Joseph Edwards
Fickling Family Foundation
Flowers Foods, Inc.
Dr. and Mrs. William Galvin
Gardens to Love
Geico
Georgia Power Company- Macon
Mr. and Mrs. F. Sheffield Hale
Haverty's Furniture
Mr. Emerson W. Head
Mr. and Mrs. Robert F. Helget
Holder Construction Company
Mr. Robert A. Jetmundsen
Kilpatrick Townsend
Mr. and Mrs. R. Justin Krieg

Lamb & Braswell, LLC
Thomas H. Lanier Family Foundation
Mr. and Mrs. Ira Levy
Lord, Aeck & Sargent, Inc.
Macon Magazine
Mr. and Mrs. Ellis Peterkin Mansfield
Mr. and Mrs. Larry Mansfield
Mr. and Mrs. Mark C. McDonald
Mr. and Mrs. John F. McMullan
Mr. and Mrs. Charles H. McTier
Mrs. Mary Morrison
Oglethorpe Construction Group
OrthoAtlanta
Paper Recovery DBA Georgia Secure Shred
Mrs. Barbara B. Paull
Queensborough National Bank & Trust

Company
Real Floors
Mr. Diff Ritchie and Mrs. Georgia Schley Ritchie
Riverside Ford
Mr. and Mrs. Alan F. Rothschild, Jr.
Anna and Bob Shaw Foundation
Mr. and Mrs. John Shepard
Mr. David Austin Smith
Mr. and Mrs. Bronson Smith
Mr. and Mrs. Miles Snowden
South City Partners
Mrs. Susan Starr
City of Thomasville
Waites & Foshee Insurance Group
Worthscape, LLC

**SPRING STROLL OF MACON'S
HISTORIC HOMES & GARDENS**

POSTPONED

HOSTED BY HAY HOUSE



THE
GEORGIA TRUST
for HISTORIC PRESERVATION

THE 36TH ANNUAL PRESERVATION GALA

ESCAPE *into* ELEGANCE *A Venetian Carnival*

The Georgia Trust would like to thank our sponsors, patrons, event chairs, honorees, and everyone who generously supported the 36th annual Preservation Gala, *Escape into Elegance: A Venetian Carnival*.

The Preservation Gala is our biggest fundraiser of the year and is critical to our organization. The proceeds from the event support our important mission to work for the preservation and revitalization of Georgia's diverse historic resources and advocate their appreciation, protection and use. Your generosity helps to fund statewide preservation programs such as *Places in Peril*, the Revolving Fund and the Preservation Institute.

Regrettably, we were not able to host our signature event. We are currently evaluating the significant financial impact this cancellation imposed on our programs and organization. We want you to know that all Gala gifts will be 100% tax deductible and will go towards our mission to *reuse, reinvest and revitalize* Georgia's historic resources.

Please know that we share your disappointment. Everyone at the Georgia Trust appreciates our many friends in the community who continue to support our work.

