

THE

RAMBLER

THE QUARTERLY PUBLICATION OF THE GEORGIA TRUST FOR HISTORIC PRESERVATION

SUMMER 2020 | VOL. 47 NO. 2

2020 PRESERVATION AWARDS

SEE THE STATE'S TOP PROJECTS!



GEORGIA TRUST RESPONDS TO THE PANDEMIC

Despite the COVID-19 crisis, the Georgia Trust has been actively engaged in a number of preservation projects. Our Revolving Fund celebrated its 30th anniversary in 2020 by closing on two important buildings, the Eleanor Roosevelt School in Warm Springs, Georgia and the 1850s Gothic Revival Little House in Louisville. The Eleanor Roosevelt School was the last Rosenwald School constructed in America and was commissioned by Franklin D. Roosevelt who personally donated \$1000 toward the construction costs.

We have also sold and are awaiting the closing of a 1953 mid-century modern house which was built for a Tuskegee Airman, Edward Johnson who later became Atlanta's first African-American licensed master electrician. This house was rehabilitated by the Trust using green building practices.

We are using the lack of foot traffic in our historic sites, Atlanta's Rhodes Hall and Macon's Hay House, to perform some much needed rehabilitation work. It is a good time to have work done.

The primary adverse impact of the pandemic has been the loss of four fundraising events which have been cancelled. Fortunately, the receipt of a PPP loan and the many generous patrons of the Gala who did not request refunds of their donation to the event has mitigated the financial consequences of the loss of these events. On behalf of our Board and Staff, we are so grateful for the support of each of our members; we will get through this time together.

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 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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ON THE COVER

Griffin Historic City Hall was designed by Atlanta architect Haralson Bleckley and completed in 1910. It included city council chambers, a fire hall and City offices.

A former Georgia Trust *Places in Peril* site, the building was completely rehabilitated and received the 2020 Marguerite Williams Award, which is presented annually to the project that has had the greatest impact on preservation in the state.



FALL RAMBLE

Fall Ramble set for Rome

SEPTEMBER 25-27, 2020

The Georgia Trust invites you to join us as we Ramble to the foothills of the Appalachian Mountains to Rome, Georgia. Tour the “Between the Rivers” historic district, the largest Victorian era district in the state and the site of Rome’s founding in 1834. This district sits in the shadow of Rome’s landmark, the City Clocktower, which has kept watch over Rome since 1872. Explore the vibrant Broad Street and visit its many rehabilitated buildings and impressive loft homes.

Culminate the weekend by rambling to nearby Cave Spring. Nestled in scenic Vann’s Valley, the city was established in 1832 and was named after a local limestone spring. Cave Spring contains over 90 structures listed on the National Register of Historic Places, including the Fairview School, one of the few remaining Rosenwald schools in the state, and winner of the 2020 Excellence in Restoration award from The Georgia Trust.



To purchase tickets for this exciting event, visit GeorgiaTrust.org or call 404-885-7812.

Mark your calendars!

MONROE EXPEDITION

Date to be determined

Monroe, Georgia

Tour an array of beautifully maintained private homes and historic sites in this charming town.

TOAST & TASTE

Date to be determined

Hay House, Macon

Enjoy tastings from Georgia’s top wineries, distillers and brewers, as well as cuisine from Macon’s culinary best, while bidding on auction items.

FALL RAMBLE

September 25-27, 2020

Rome, Georgia

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

SANTA AT RHODES HALL

December 2020

Rhodes Hall, Atlanta

Registration opens soon for Atlanta’s most beloved Christmas tradition. With new safety and precautionary measures in place, we look forward to seeing you and your family! Stay tuned for details.

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

#PreservingHope

A Social Media Awareness Campaign

The Georgia Trust and a network of Georgia preservation organizations have launched #PreservingHope, a campaign to raise awareness of historic buildings and sites that have been places of relief efforts, essential services and refuge during times of war, pandemics, civil unrest, natural disasters, and other uncertain times in our country’s history.

#PreservingHope is a way for people to shine a spotlight on historic places that have played a critical role in telling the story of how Americans—past and present—have responded to critical situations. We encourage you to post on social media photos of historic places that have housed relief efforts, essential services, or refuge, using the hashtag #PreservingHope. Suggested sites include former and active historic hospitals, fire and police stations, churches, Civil Rights sites, LGBTQ sites, schools, places of protest, grocery stores, and government buildings such as post offices, courthouses and city halls.

To take part in #PreservingHope, simply snap a photo—with or without a #PreservingHope sign—of a historic place that has provided relief efforts, essential services, or refuge, and share the photo online using the hashtag #PreservingHope. **For more info and to download a sign, visit GeorgiaTrust.org/preservinghope.**



2020

PRESERVATION AWARDS

Each year since 1978, The Georgia Trust has recognized and honored projects and individuals who have contributed to the excellence of preservation in Georgia. More than 40 years later, the goals of the preservation movement—and of these awards—remain as relevant today: to recognize our history and improve the quality of life in our downtowns and throughout Georgia. We also recognize individuals and projects with our highest awards: the **Marguerite Williams Award**, presented annually to the project that has had the greatest impact on preservation in the state; the **Chairman's Award** chosen by the Georgia Trust Chair; **Camille W. Yow Volunteer of the Year Award**; and the **Mary Gregory Jewett Award for Lifetime Preservation Service**. New this year is the **Michael L. Starr Award**, created in memory of Mike Starr, former Board Chair of the Georgia Trust and the Georgia Cities Foundation. This award honors the rehabilitation of a downtown historic building which best exemplifies the highest standards of historic rehabilitation and has a significant impact on the downtown of the city in which it is located.

MARGUERITE WILLIAMS AWARD

The Trust's highest honor presented annually to the project that has had the greatest impact on preservation in the state.

Griffin Historic City Hall

GRIFFIN, SPALDING COUNTY

Griffin's historic City Hall was designed by Atlanta architect Haralson Bleckley and completed in 1910. After the City vacated the building in 2003, it sat vacant, the roof deteriorated, and significant water damage occurred. After being designated a Georgia Trust *Places in Peril* site in 2014, the citizens of Griffin rallied behind historic City Hall, passing a SPLOST bill to fund the rehabilitation. The building now houses offices for the City's economic development department and rentable event space. This project exemplifies an outstanding rehabilitation project and we would like to acknowledge the determination of the leadership and citizens of Griffin who have proven that "where there's a will there's a way."

Corker Building

CHAIRMAN'S AWARD

DUBLIN, LAURENS COUNTY

Built by Frank Corker in 1898, the Corker building was originally home to a variety of retailers and professional businesses. The stately 10,000-square-foot building changed hands through the years and eventually became home to J.C. Penney's department store, who in 1965, covered the historic façade with a curtain wall and removed much of the storefront. In later years, the building was further modernized but fell into disrepair. Community leaders recognized the need for significant public investment in the area surrounding the building to ensure its revitalization. The right partners were brought to the table, and in 2016, a rehabilitation project was undertaken. The result was an adaptive reuse that saved the historic storefront and provided office space on the ground level and five new residential spaces on the second floor. The rehabilitation of the Corker Building is deeply intertwined with the revitalization of Dublin's commercial historic district and is a wonderful product of true private-public partnership.



MICHAEL L. STARR AWARD

Eagle Saloon Suites

BAINBRIDGE, DECATUR COUNTY

Built in 1899, the two-story cornerstone building at 201 N. Broad Street in downtown Bainbridge was originally home to the Eagle Saloon. Over the decades, the building had been updated numerous times with stucco covering the brick facade, aluminum veneer applied to the commercial storefront, and multiple upper story windows being covered. After sitting vacant, the property was rescued by Doug Young, a preservation-minded developer. Using historic photos, the historic storefront configuration and second-floor balcony were reconstructed. Since the project's completion, a boutique hotel, restaurant, salon and boutique are all slated to relocate or open in neighboring buildings, illustrating the significant impact the rehabilitation of this cornerstone building has had on downtown Bainbridge.



EXCELLENCE IN RESTORATION

Battle of Atlanta Cyclorama at the Atlanta History Center

ATLANTA, FULTON COUNTY

The Battle of Atlanta cyclorama painting is a 360-degree oil-on-canvas depiction of the Battle of Atlanta during the Civil War. Completed in 1886, the painting had been on public display in Grant Park since the 1890s and was listed in the National Register of Historic Places in 1970. In 2014, a plan was initiated to relocate and restore the cyclorama for display at the Atlanta History Center. The project involved the planning and construction of a new building at the Atlanta History Center and elaborate preparation for the move and relocation. It was then moved using a skilled team to the new Lloyd and Mary Ann Whitaker Cyclorama Building at the Atlanta History Center. Many months of conservation and restoration work followed, and the conserved painting and its restored diorama opened to the public in February 2019.



Fairview School

CAVE SPRING, FLOYD COUNTY

The Fairview School is one of the few remaining school buildings in Georgia constructed for the education of African American students during the Jim Crow era. The school was in operation from 1925 until 1954. Unrecognizable and enveloped by overgrown vines and vegetation in 2009, the First Grade Classroom Building, the sole remaining building at Fairview, landed on the Georgia Trust's *Places in Peril* list in 2011. Under the strong leadership of Joyce Perdue Smith and the Fairview Board of Directors, and the help of countless volunteers and community members, including Wes Walraven and architect Joseph Smith, efforts began to restore the historic building, which was completed in February 2019. Restoration of this historically significant landmark will continue to tell the story of rural African American schoolchildren in the era of segregated education while also speaking to, and actively contributing to, the education of twenty-first century schoolchildren.



Owens-Thomas House

SAVANNAH, CHATHAM COUNTY

The Owens-Thomas House and Slave Quarters in Savannah is a National Historic Landmark owned and operated by the Telfair Museum of Art. Designed in the Regency style by renowned English architect William Jay in 1816, the historic house is one of Savannah's premier house museums, allowing visitors a glimpse of early 19th century Savannah. Over the past 200 years, the house's upper floors had undergone significant restoration; however, the basement had been left virtually untouched throughout the 20th century. These surfaces expose raw, unrefined evidence of 200 years of use by the home's free and enslaved inhabitants. The original character of the building is once again visible in these previously overlooked areas, and now, Telfair is better able to tell the underrepresented stories of the enslaved persons and servants who once worked in these spaces.



EXCELLENCE IN REHABILITATION

Women's Comfort Station at Oakland Cemetery

ATLANTA, FULTON COUNTY

Standing among the headstones, obelisks and crypts, the Women's Comfort Station originally served as one of two free-standing restrooms at Oakland Cemetery and were the first freestanding rest facilities in the City of Atlanta when they were built in 1908. Abandoned in the 1970s, the Women's Comfort Station was used for decades as a storage shed. Its rehabilitation was conducted with care and guidance, adhering to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The Women's Comfort Station now serves as an exhibit space providing opportunities to expand the remarkable narratives of Atlanta's history.



941 Ellis Street

AUGUSTA, RICHMOND COUNTY

The building at 941 Ellis Street was constructed c. 1917 and used for several decades as space for various commercial vendors. Vacant for more than 20 years, the building had suffered from significant water damage caused by a sizable hole in the roof until Mark Donahue, a local contractor with a proven track record of rehabilitating historic buildings, purchased the building to adaptively redevelop as apartments. The rehabilitation of 941 Ellis Street has put 12 apartment units into service and is catalyzing the revitalization of the downtown block. With preservation minded individuals such as Mr. Donahue, the historic preservation option in the Augusta-Downtown Historic District remains an attractive tool with incentives for investors from all across the country and allows and provides a success story to educate and advocate for local preservation.



Augusta YMCA/TaxSlayer

AUGUSTA, RICHMOND COUNTY

Built as Augusta's Young Men's Christian Association, the building was designed by the local firm Scroggs & Ewing in 1923 and is one of the most prominent buildings in Augusta's downtown. It served as office and recreational space until the cyber security company TaxSlayer purchased the building in 2017, investing nearly \$8 million to rehabilitate it for their headquarters. TaxSlayer, a dynamic, community-driven corporate leader, engaged partners like Historic Augusta, Inc. and experienced architects and contractors to complete this preservation project, which sets a precedent for investing in the existing building stock in Augusta's historic districts. This rehabilitation demonstrates that historic preservation is an economic development tool, whose benefits are not only financial but also impact the quality of life and culture of a historic district.



Charlie Norwood VA Medical Center Buildings

AUGUSTA, RICHMOND COUNTY

The Neuro-Psychiatric Tuberculosis Ward (Building 7), built in 1923, and the Neuro-Psychiatric Infirmary (Building 76), built in 1945, are part of the multi-building campus that comprises the Charlie Norwood VA Medical Center. In the 1990s, the medical center discontinued their use when a new central building was completed, leaving the two buildings unmaintained over the years. In 2017, Freedom's Path, LLC completed a multi-year, \$15 million rehabilitation of these two buildings as affordable housing for veterans. This project resulted in the large accomplishment of combining Low Income Housing Tax Credits and Historic Tax Credits to rehabilitate two of the remaining buildings from the historic medical campus.



Decatur Presbyterian Church

DECATUR, DEKALB COUNTY

Established in 1825, Decatur Presbyterian Church is a historic cornerstone of the City of Decatur and is listed as a contributing property in the Old Decatur Historic District. In the fall of 2015, the Church embarked on a Master Plan to transform the historic urban site to an openly diverse campus for the surrounding community. Construction began in June 2017 and was completed by Christmas the same year. This rehabilitation project was able to preserve historic features while reconfiguring the site to provide accessibility and to open their doors—literally and figuratively—to the broader Decatur community for all to enjoy. This project also demonstrates how aging historic churches everywhere can adapt and continue to grow in the present and for the future.



Historic Mule Barn and Dundee Café on the University of Georgia Griffin campus

GRIFFIN, SPALDING COUNTY

A humble barn that once housed mules has been transformed into a vibrant gathering spot where diners can grab a bite to eat while being served a side of history. Built in 1913 and located on the University of Georgia's Griffin Campus, the rehabilitation of the mule barn transformed the structure into the Historic Mule Barn and Dundee Café. The careful rehabilitation kept much of the barn's historic DNA, which includes the names of the mules that are still visible on the walls. History is also under your feet with animal tracks that were left in the concrete floors. One of the more striking examples of the rehabilitation is a glass window that was installed where the hay drop and lift were originally located. This unique feature allows a view into the second story of the barn. Significant attention was given to preserving the integrity of the existing construction and how it is complemented by the details of the new construction.



R.J. Taylor Memorial Hospital

HAWINKSVILLE, PULASKI COUNTY

The R.J. Taylor Memorial Hospital was a private nonprofit regional medical facility built in the 1930s that served multiple counties in the central Georgia region. This historic hospital was designed by noted architectural firm Dennis & Dennis. Vacant for 40 years, weather damage—combined with earlier renovation efforts—caused significant deterioration to the building's roof, which led to the demise of the exterior and interior finishes. In 2018, the rehabilitation project began with stabilizing and repairing the roof. The team used historic photos and the ghost outlines of flooring on the concrete subfloor as references to choose a square tile floor covering. Original historic windows that were found in the basement were carefully matched to historic drawings and reinstalled. The ceilings were returned to their original heights with a plaster finish. The hospital is now home to several apartment units for workforce housing, which helps offset the city's housing shortage.



McCaw-Massee House

MACON, BIBB COUNTY

This prominent Beaux-Arts home, built in 1901, was designed by Macon architect Alexander Blair III for Wallace E. McCaw, president of the soap and oil producing Macon Manufacturing Company. McCaw is credited with creating the vegetable shortening Crisco. The product is so closely associated with the house that legend says the pale yellow brick used on the exterior of the home was meant to mimic blocks of Crisco. The interior of the house had previously been divided into apartments and the goal of the rehabilitation was to bring it back as a single-family home while restoring decorative features that had been lost over time. The rebirth of the house ensures it will continue to add to Macon's historic legacy and sense of place.



Jenkins Hall at Georgia Military College

MILLEDGEVILLE, BALDWIN COUNTY

Located on the historic Old Capitol Square, Jenkins Hall was originally built as the Grammar School for Georgia Military College in 1926. The school, which was later given to the City, served five generations of students before being deeded back to Georgia Military College in the 1970s. When the college decided to expand its prep school, Jenkins Hall was chosen for both historic and sentimental reasons. While the grammar school underwent several renovations since its 1926 beginning, much of its historic character remained intact. Two of twelve murals painted by a travelling artist in the 1930s, which remained on the lower level of the building, were saved and preserved. The recently rehabilitated Jenkins Hall, along with the recently completed Prep School Annex, will now allow Georgia Military College's Prep School to serve approximately 180 students.



Armstrong-Kessler Mansion

SAVANNAH, CHATHAM COUNTY

In 1916, shipping executive George F. Armstrong commissioned noted architect Henrik Wallin to create his private residence on six city lots north of Forsyth Park in Savannah. Following Armstrong's death, the building became the initial site of Armstrong Junior College and later housed law offices. After more than 80 years of institutional and commercial use, the mansion has now been restored to its original function as a residence. In addition to the rehabilitation of the main house, the carriage house has been re-created, and the former garden site has been restored. Working closely with the Savannah Metropolitan Planning Commission, the Georgia State Historic Preservation Office and the National Park Service through the historic preservation tax credit program, the owners have restored the mansion back to its former glory as one of the grandest houses in Savannah's National Historic Landmark District.



Berrien House

SAVANNAH, CHATHAM COUNTY

The Berrien House was built in 1791 for Major John Berrien, a Revolutionary War hero. It was later the home of his son, John MacPherson Berrien, a United States senator and Andrew Jackson's attorney general. Prior to its rehabilitation, the property had been the subject of many local and statewide efforts to save it. It had been condemned three different times and was listed as a Georgia Trust *Places in Peril* site in 2008. Thanks to the perseverance of all involved, it was finally saved and lovingly rehabilitated by none other than a family descendant, Andrew Jones. The home's interior now includes private residential space for the owner, entertaining space for guests and a commercial bank on the ground floor.



Blue Springs Plantation

ALBANY, DOUGHERTY COUNTY

Blue Springs Plantation was first assembled in the 1920s by William C. Potter of New York. In 1930, Potter commissioned Hentz, Adler and Shutze of Atlanta to design the main house. In 1957, Edward Vason Jones of Albany was hired to add Classical Revival dependencies. Later in his career, Edward Jones worked as the architect for the White House under Nixon's Administration. The house had suffered decades of deferred maintenance before the recent rehabilitation by new owners. The slate roof, original siding and woodwork on the exterior, and the original floors and plaster on the interior were all carefully repaired and refinished. Using the original plans and remaining fragments found on-site, the original wrought iron balcony was restored in its original location on the front facade. Many of the original service areas have been updated in order to facilitate modern family living while still retaining the significant architectural features of the house.



EXCELLENCE IN PRESERVATION

Randolph-Lucas-Jones House

ATLANTA, FULTON COUNTY

Designed by P. Thornton Mayre in 1924, the Randolph-Lucas-Jones House was built for Hollins Nicholas Randolph, an Atlanta attorney and businessman, and the great-great-grandson of Thomas Jefferson. Originally located at the intersection of Peachtree Street and Lindbergh Avenue, the house had lost its original lot and context to a condominium development and had not been maintained despite its local landmark status. In order to save the house from demolition, its current owners purchased the house in 2013 and moved it a few miles south to an empty lot in the Ansley Park neighborhood. Once the structure was reassembled, the current owners Roger Smith and the late Christopher M. Jones began a comprehensive rehabilitation in 2014. Jones, who passed away in 2019, was a well-known Atlanta preservation advocate.



University of Georgia Historic Preservation Master Plan

ATHENS, CLARKE COUNTY

In November 2018, the University of Georgia adopted a Historic Preservation Master Plan after recognizing the need to effectively manage all of the institution's cultural resources and to improve university-wide preservation policy. The master plan creates a framework to preserve the integrity of the University's cultural resources, which includes 772 buildings and 55 landscapes in 10 Georgia counties. The plan now serves as a tool for decision-makers, facilities managers and designers to care for and address planning and design issues in the context of growth and change.



EXCELLENCE IN STEWARDSHIP

Meadow Garden

AUGUSTA, RICHMOND COUNTY

Meadow Garden was built in 1791 as the home of George Walton, one of the youngest signers of the Declaration of Independence. Walton lived there until his death in 1804. In 1899, the Daughters of the American Revolution purchased the property to protect and preserve the important historic resource. Over the past century, the Georgia State Society Daughters of the American Revolution has continuously raised money and undertaken preservation and restoration projects to ensure the house remains in excellent condition. In 2018, they engaged Landmark Preservation, LLC to perform a thorough assessment and create a master plan for restoration and preservation for Meadow Garden. In 2019, work began on the most significant project—the restoration of the main façade and original front-porch roof line. With the completion of this work, the front-facing portion of the first period roof has been revealed for the first time in more than a century to provide a more authentic representation of the house.



Weaver- Dallas House

THOMASTON, UPSON COUNTY

The earliest iteration of the Weaver-Dallas House dates to the 1820s, as a one-room house and separate doctor shop, making it one of the oldest houses in Thomaston. Additions in the 1830s and 1840s created a 1 ½-story cottage and not much has changed since then. The property, which includes two smoke houses and a 1930s carport, is as close to a time capsule of Georgia history as one may find today. The house has been in the same family since it was purchased by Travis Weaver in 1840. Since 1991, Dr. Mary Williams has been the owner and caretaker of the house, inheriting the property from her aunt. Dr. Williams represents the fourth generation of independent female ownership of the property, a proud lineage that has kept the house in good hands for more than half of its 200 years. During her stewardship of the property, Dr. Williams has painstakingly studied and documented the history of her family, preserving many antiques, artifacts and original features in the house. Modern upgrades have ensured the safety and comfort of the house for years to come, but the dedication of Mary and her family has preserved a wonderful piece of Georgia's history.



PRESERVATION HEROES

Anne Shelander Floyd

MARY GREGORY JEWETT AWARD FOR LIFETIME PRESERVATION SERVICE

A Brunswick native, Anne has devoted her professional career to preserving and interpreting our built and archaeological environment. For over 30 years, she has worked with the CSRA Regional Commission, helping its 13-county region plan, fund, and manage preservation projects large and small. She has been a strong advocate and reliable member of preservation organizations, as well as serving in leadership roles. She has worked hand-in-hand with elected officials, historical organizations and other professionals and private citizens whose mission is to “save and preserve history.”



Halston Pitman

CAMILLE W. YOW VOLUNTEER OF THE YEAR AWARD

Halston Pitman is a professional photographer who has been generously giving his time, talent and skills to the Trust for the last 10 years. Since 2010, Halston has volunteered to photograph the Trust's annual list of 10 *Places in Peril*. His professional, high-quality images are shared with media throughout the Southeast, bringing much-needed attention to these endangered places. When he's not volunteering for the Trust, Halston is travelling around the country taking photos of high-speed racing events for his company, MotorSportMedia.



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@georgiitrust.org, 404-885-7819.

NEW LISTING



ALSTON-WILEY HOUSE, c. 1817 Sparta, GA. Situated on four acres, the Alston-Wiley House was built by Colonel Robert West Alston, a lifelong friend of President Andrew Jackson. It has approx. 5,216 square feet and 12 rooms, which includes six bedrooms and two bathrooms. It retains many of its historic features including mantels, original plaster, hardwood flooring, and a one-of-a-kind bifurcated staircase in the central hall. The house is in overall fair condition, but it will require significant interior rehabilitation including repair of some plaster work, repainting and repairs to the cornice. \$130,000. Contact Dennis Lovello, dlovello@georgiitrust.org, 404-885-7819.

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@georgiitrust.org, 404-885-7817.

UNDER CONTRACT



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@georgiitrust.org, 404-885-7817.



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@georgiitrust.org, 404-885-7819.



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@georgiitrust.org, 404-885-7819.

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. 1885 May need to be moved. So much potential! This eye-catching two-story, 3,433 square-foot Neoclassical house is located on beautiful tree-lined Shotwell Street in the Bainbridge Residential Historic District, just one block from historic downtown Bainbridge. The house would lend itself to use as a bed-and-breakfast or professional office space, as well as a private residence. Rehabilitation will require investment of time and capital. A new roof is an immediate need, along with repair of water damage. All systems, including electrical, plumbing, and HVAC will need to be repaired and updated. Free. Contact Amanda Glover, City of Bainbridge, 229-400-9093 or amandag@bainbridgecity.com.



COLUMBUS, c. 1874 The sprawling covered porch invites you to stay the moment you arrive. A perfect blend of genteel lifestyles of the past & modern luxuries, this 1874 Historic District beauty boasts all the modern conveniences one could want, including an amazing chef's kitchen remodeled in 2014, renovated baths, & coveted salt water pool! Heart pine floors, stunning molding, 7 fireplaces, & stained glass windows are among the many examples of timeless elegance that remain. An embodiment of grand times long gone & those soon to come! \$695,000. Contact Melissa Thomas, Coldwell Banker - KPDD, 706-575-0669 or melissa@melissathomashomes.com.



COLUMBUS, c. 1880 Gracious in both scale & attention to detail, this exceptional 19th century residence exudes a sense of refinement & is embellished with luxurious & high-end details throughout. The home was extensively renovated by the current owner in 2008 to include a gourmet kitchen, sun porch, additional bath, & remodeled existing baths. Soaring ceilings, extensive molding, remarkable pocket doors, heart pine floors, & 5 marvelous fireplaces are among the many highlights. A home like no other! \$595,000. Contact Melissa Thomas, Coldwell Banker - KPDD, 706-575-0669 or melissa@melissathomashomes.com.



EATONTON, c. 1920 This 100-year-old beautiful Victorian home PLUS guest house boast a large, covered front porch, original heart pine floors, large remodeled kitchen and wraparound deck! Lovingly restored, gorgeous and spacious! The 608 sq ft newly renovated apartment could be rented out or used as a small business office. Sits on the historic tour in downtown Eatonton, GA with an easy walk to the courthouse, restaurants or museums. Quiet small town living within easy driving distance to Atlanta, Athens or Milledgeville. \$349,900. Contact Sarah Parker, McGinnis Realty & Appraisals, 912-501-4057 or 1964flowers@gmail.com.



GREENVILLE, c. 1852 Historic Estate on the National Register of Historic Places! The magnificent "Twin Oaks" Estate was originally built in 1852. This Antebellum Greek Revival Plantation will wow you with its six two-story, twenty-six-foot Doric columns, 42 windows & two oversized original double doors. The gated estate consists of approximately 50 acres, 2 barns, greenhouse, cooks house & historic log cabin. Lovingly maintained throughout the years, "Twin Oaks" provokes a deep sense of history & nostalgia. Own a piece of history! \$1,100,000. Contact Michelle Humes, Michelle Humes Group, 706-575-0669 or melissa@melissathomashomes.com.



MADISON, c. 1835 The most historically significant home in Madison, GA - The Joshua Hill House, circa 1835. This 4 BR 3.5 BA Greek Revival sits eloquently on its own block on 2.04 acres in the Madison Historic District. This estate is surrounded by gardens, potting shed, 2 car detached garage, and a beautiful mature pecan grove. At poolside sits a 1BR/1BA guest cottage. This home has been carefully restored to include original hardwood floors, immaculate moulding & attention to detail. Discover MADISON... Where Living is EASY! Just an hour from Atlanta or Augusta and 30 minutes to Athens or Lake Oconee. 6,393 sqft. \$2,700,000. Contact Rhonda Smith, Keller Williams Realty, Lake Oconee (Rhonda Smith Team), 706-319-7980 or rsmithspa@yahoo.com.

IN THE TRADE



Joe Thomas is the owner of Elemental Green Homes. He grew up working with his dad who was a carpenter and builder in Atlanta. After attending Georgia Tech, he and his wife, Donna, stayed in the city and renovated older houses in Candler Park and Morningside. Joe started his company with a focus on sustainability and preservation of older houses.

When The Georgia Trust was searching for a contractor for its West Atlanta Preservation Initiative, Joe's expertise dovetailed perfectly with what we were trying to accomplish.

Joe's business includes residential remodeling, but also energy performance and home health solutions, focusing on the historic intown Atlanta neighborhoods. His service to the community includes serving on the board of the Lifecycle Building Center, which donated materials to the West Atlanta projects.



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