

THE RAMBLER

THE QUARTERLY PUBLICATION OF THE GEORGIA TRUST FOR HISTORIC PRESERVATION

WINTER 2021 | VOL. 47 NO. 4

10 PLACES *in* PERIL

TEN HISTORIC PLACES THAT NEED YOUR HELP

ALSO INSIDE

Georgia Trust Rehabilitates and Sells
Two Sustainable, Affordable Houses
to aid in West Atlanta Revitalization



THE
GEORGIA TRUST
for HISTORIC PRESERVATION

WEST ATLANTA PROJECT DEMONSTRATES AFFORDABILITY, SUSTAINABILITY AND PRESERVATION

When The Georgia Trust embarked upon our West Atlanta Preservation Initiative, we established the following vision statement:

The project(s) will also set an example for appropriate preservation in the city of Atlanta, proving the viability of responsible and incremental community investment and housing affordability through the rehabilitation of historic housing stock.

Following the establishment of this vision statement and plan, the Trust purchased two historic houses and a vacant lot from the estate of Mr. Edward Johnson. We have now rehabilitated the historic houses according to EarthCraft sustainability standards and have sold them to qualified buyers and ensured permanent affordability by deeding the land under the houses to the Atlanta Land Trust.

The vacant lot has been donated to Atlanta's Habitat for Humanity. We have recently learned from Wesley Brooks, Habitat's Chief Housing Officer, that Habitat will be following the business model we established in West Atlanta by creating its own land trust which will protect the new house they will be building on Harwell Street. This will create permanent affordability in one of Atlanta's rapidly improving neighborhoods and serve as a blueprint for Habitat's work in other BeltLine adjacent neighborhoods.

The Georgia Trust seeks to rehabilitate more homes in West Atlanta, but it brings us extreme satisfaction to have accomplished our goal of setting an example to others who are working in these fragile neighborhoods. 🏠

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

ON THE COVER

Incorporated in 1904, the town of Toombsboro primarily grew as a whistle stop town between Macon and Savannah along the Central Georgia Railroad. Today many of its downtown buildings are showing deterioration.

Images by MotorSportMedia/
Halston Pitman/Nick Woolever



TOURS & EVENTS

Spring Ramble set for Augusta

APRIL 16-18, 2021

Make plans to join The Georgia Trust and local partner Historic Augusta, Inc. this spring for the highly anticipated rescheduled Ramble to Augusta April 16-18, 2021. Enjoy a rare opportunity to step inside some of the city's most historic homes and sites with enhanced safety measures and procedures in place.



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

Mark your calendars!

PRESERVING GEORGIA'S AFRICAN AMERICAN RESOURCES WORKSHOP

December 10, 2020, 9 a.m. to 3:30 p.m.

Virtual/Zoom

Join us for a virtual workshop on preserving Georgia's African American Resources.

MONROE EXPEDITION

February 20, 2021

Monroe, Georgia

Tour an array of beautifully maintained private homes and historic sites in the "Antiques Capital of Georgia."

37TH ANNUAL PRESERVATION GALA

March 6, 2021

Savanna Hall, Zoo Atlanta

Enjoy an evening of fine food, cocktails and dancing at Savanna Hall, one of Atlanta's most iconic neoclassical buildings, as we honor and celebrate outstanding preservationists.

SPRING RAMBLE

April 16-18, 2021

Augusta, Georgia

Enjoy a rare opportunity to explore historic homes and sites in Augusta, the state's second oldest city.

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

CHRISTMAS AT HAY HOUSE

HOLIDAY DINNERS & LUNCHEONS

Celebrate Christmas at Hay House throughout December. Reserve the majestic Music Room for your private holiday event for up to 20 of your closest friends and colleagues and showcase the season as only Hay House can. For details, contact Clint Sims at 478-742-8155 or csims@georgiatrust.com.

ELVES AT HAY HOUSE

Elves are taking over Hay House this December and we need your help to find them. This event (for kids 5-12) is a perfect way to introduce them to the wonders of Hay House and it's lots of fun too. The "hunt" will be available during regular tour hours December 1 through 23. Admission fees are \$13 (adult), \$12 (senior or military), and \$9 (children 5-12).

SANTA DAYS ARE COMING

Santa will be stopping by Hay House this year on December 5-6 before heading back north. Bring the kids out and have a professionally made photo with Santa. To help maintain good social distancing, please book your visit with Santa in advance through our website. Packages and times available at hayhousemacon.org.

FOR TICKETS, RESERVATIONS, OR INFO, VISIT HAYHOUSEMACON.ORG

For the safety of our guests and staff, strict safety protocols are in place.

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The Telegraph



THE GEORGIA TRUST
EXPEDITION

MONROE

February 20, 2021

HISTORIC PRESERVATION INSTITUTE

Preserving Georgia's African American Resources Workshop

DECEMBER 10, 2020 | VIRTUAL

Join us for this virtual workshop on preserving Georgia's African American Resources. Held in partnership with the Georgia African American Historic Preservation Network (GAAHPN), this workshop will include topics on major themes and issues for historic African American resources, fundraising strategies and planning, and technical preservation assistance. Hear from Melissa Jest, African American Programs Coordinator with the Georgia Department of Cultural Affairs Historic Preservation Division; Keilah Spann, Chief of Cultural Resources at Martin Luther King, Jr. National Historical Park; and Mark C. McDonald, President and CEO of The Georgia Trust. *See page 10 for the Preservation Leadership Course.*



Fountain Hall, Atlanta

For more information and to register, visit GeorgiaTrust.org or call 404-885-7814.

TOURS & EVENTS

37th Annual Preservation Gala set for March 6, 2021



The Georgia Trust is wildly excited to invite you to become a Patron of our biggest fundraiser of the year! Enjoy a socially distanced evening enjoying fine food and cocktails at Savanna Hall, one of Atlanta's most iconic neoclassical buildings. Built in 1921, it was home to the Cyclorama for over 90 years and has been meticulously rehabilitated. Join us as we honor longtime supporters and preservationists Teri and Mose Bond, Carey and Bill Peard and Georgia Schley Ritchie and Diff Ritchie, all of Atlanta. *Event chairs Tiffany and Blake Alewine promise a night to remember!*

Honorees (l to r): Bill and Carey Peard, Georgia Schley Ritchie and Diff Ritchie, Teri and Mose Bond

Limited tickets will be available. Sign up now as a Patron or Host for priority tickets to guarantee your space at this exclusive soiree. Visit GeorgiaTrust.org or call 404-885-7812.

Tour beautifully maintained historic homes
and intriguing sites in Monroe, Georgia.

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



1138 Harwell Street



1575 Mozley Place

Georgia Trust Rehabilitates and Sells Two Sustainable, Affordable Houses to aid in West Atlanta Revitalization

SUSTAINABLE. AFFORDABLE. HISTORIC.

The Georgia Trust rehabilitated and sold two affordable, single-family homes in West Atlanta as part of our West Atlanta Preservation Initiative, a program that aims to revitalize neighborhoods affordably and sustainably. The two houses were sold through a partnership with the Atlanta Land Trust to ensure

Left: Iman Siferllah-Griffin purchased 1138 Harwell. Right: 1575 Mozley Place was sold to Chase Moore and Grace Florio.

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

permanent affordability to buyers who met qualifying income requirements based on area median income averages. Through our Revolving Fund program, we placed preservation easements on the houses, which will protect them from demolition or insensitive alterations in perpetuity.

In 2018, the Georgia Trust purchased both houses and an undeveloped lot from the family of Harriet and Edward Johnson. “We are so grateful to the daughters of Harriet and Edward Johnson for their generosity of spirit in making the acquisition and rehabilitation of these properties possible,” said Georgia Trust President and CEO Mark C. McDonald.

Both houses underwent a sustainable rehabilitation and served as a pilot project for a residential scale Earthcraft Sustainable Preservation program, a set of construction standards and guidelines created by the Georgia Trust and Southface to make historic buildings more energy efficient. In 2019, the Georgia Trust donated the undeveloped lot to Habitat for Humanity, which will allow for the construction of an affordable house. 🏡



Fountain Hall (2020)

Atlanta, Fulton County

The most prominent building on the original campus of Atlanta University was awarded more than \$1 million in grants for rehabilitation.

Historic Griffin City Hall (2014)

Griffin, Spalding County

The historic city hall as fully rehabilitated and received top honors at the Georgia Trust Preservation Awards in 2020.

Sandersville School (2015)

Sandersville, Washington County

Sandersville School received grants from the Watson-Brown Junior Board and the Fox Theatre Institute to help fund its rehabilitation.

Fairview School (2011)

Cave Spring, Floyd County

One of the few remaining school buildings in Georgia constructed explicitly for the education of African American students during the Jim Crow era was fully rehabilitated and received a Preservation Award from The Georgia Trust in 2020.

Central State Hospital Depot (2020)

Milledgeville, Baldwin County

Lexington Beth-Salem Church (2013)

Lexington, Oglethorpe County

These two sites were recent recipients of The Georgia Trust's Callahan Incentive Grant, which will go towards the rehabilitation of both buildings.

10 Places in Peril



Once it's gone, it's gone forever.

Historic churches. Houses. Old school buildings. Places we pass by so often we no longer notice the ornately carved wood, the 100-year-old brickwork, the grand old edifices. But these places face threats everyday—perhaps more so because we've grown accustomed to seeing them.

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

ABOVE: A fountain at the Kiah House Museum in Savannah

*Image by MotorSportMedia/
Halston Pitman*

Ashby Street Theatre

ATLANTA, FULTON COUNTY

THE STORY

Opened in 1934, Ashby Street Theatre was one of Atlanta's first theaters to serve the African American community as part of the Bailey Theater chain. The theater was built by an all-African American construction crew, providing those workers important employment in the midst of the Great Depression. In the Jim Crow era, Ashby Street Theatre provided a space for African Americans to enjoy the latest movies in their own community without having to suffer segregated entrances and seating areas. The theater served as an anchor for the surrounding neighborhoods throughout the 1940s, 50s and 60s.

THE THREAT

The Ashby Street Theatre has not been occupied for many years and suffers from a lack of maintenance. Despite its continued disrepair, there is now significant development occurring around the Ashby Street Theatre, creating an opportunity for its revitalization as a community gathering spot once again.

Photo by MotorSportMedia/Halston Pitman



Atlanta Eagle and Kodak Buildings

ATLANTA, FULTON COUNTY



THE STORY

Originally constructed as private residences in 1898 and 1905 respectively, the Atlanta Eagle and Kodak Buildings reflect over a century of urban evolution and social history in Atlanta. The Atlanta Eagle Building—altered for commercial use in 1949—eventually became a place of prominence in the LGBTQ community, significant as a site for public social interaction. The Kodak Building was originally constructed as an Italian Renaissance house but underwent a commercial alteration in the 1940s with the opening of Star Photo.

THE THREAT

Today the structures suffer from lack of maintenance and a direct threat of demolition. The Atlanta Eagle has recently closed due to financial hardship brought on by the pandemic. Despite both buildings being contributing properties in the Midtown National Register Historic District, the properties are highly susceptible to demolition without the addition of local preservation protections.

Photo by Victoria Lemos

Blackshear City Jail

BLACKSHEAR, PIERCE COUNTY



THE STORY

Known locally as the old “Hanging Jail,” the Blackshear City Jail is thought to be the third in a series of interior-gallows jailhouses in the South. This unique, Gothic style structure was constructed in 1894, yet the jail has never officially recorded a hanging from its gallows-like tower. The jail was described to be “Gothic in design, to illustrate the Goths and Vandals of society who occupy it; with a dash of the Renaissance to point to the ‘new birth unto righteousness.’” The building also featured living quarters for the jailor and his family, including a kitchen.

THE THREAT

Years of neglect and lack of maintenance have taken its toll on this unique structure. There is interest in the building and demand for potential tours, but the current state of the building does not allow for access.

Photo by MotorSportMedia/Halston Pitman

Cherry Grove Schoolhouse

WASHINGTON, WILKES COUNTY

THE STORY

The Cherry Grove Schoolhouse is a rare surviving example of an early 20th century, rural African American school building in Georgia. The one-room, wood frame building was constructed c.1910 on the grounds of the Cherry Grove Baptist Church, which was founded in 1875. The schoolhouse is one of only a few remaining pre-Rosenwald African American school buildings in the state. The building—used to teach primary school through the seventh grade —provides a critical link in the history of African American education in Georgia.

THE THREAT

The schoolhouse suffers from years of neglect and lack of maintenance due to the financial realities of a small, rural congregation. A University of Georgia report in 2016 found the schoolhouse to be “in dire need of repair.” Thorough structural intervention would allow this small but significant site to be preserved.

Photo by MotorSportMedia/Halston Pitman



Cohutta African American Civic District

COHUTTA, WHITFIELD COUNTY



THE STORY

This civic district in far North Georgia represents the history of a small but vibrant enclave of Black Georgians. The district consists of three contiguous properties: Andrews Chapel, Pleasant Valley Baptist Church, and the Old Colored School. Andrews Chapel, with a congregation organized in the 1870s, was constructed in 1902 and moved to its current location in 1923. Pleasant Valley Baptist Church, constructed in 1941, reflected continued growth of the black community. The Old Colored School was constructed in 1930 after a long history of education in the community and remained open until 1953 when it merged with another school in the last phase of the “Great Consolidation.” The school building has also served as a fellowship hall for the church.

THE THREAT

All three resources are now owned by the town of Cohutta. The current leadership in Cohutta recognizes the significance of this district; however, long-established threats—including limited resources and a dwindling population—persist.

Photo by MotorSportMedia/Rich Sainato



Downtown Toombsboro

TOOMSBORO, WILKINSON COUNTY



THE STORY

Incorporated in 1904, the town of Toombsboro primarily grew as a whistle stop town between Macon and Savannah along the Central Georgia Railroad. After the Civil War, the town developed an active downtown district which grew through its incorporation and remained active through the mid-20th century, even with a population that remained around 700. Many of the original structures still exist today.

THE THREAT

Despite its charm, many of the downtown buildings are showing deterioration. Many of the properties are held by a single owner who has not shown a willingness to invest in significant rehabilitation efforts but has shown a willingness to market the town as available for purchase. The mayor and city council wish to promote the town but also balance its history with its future by attracting preservation minded buyers sympathetic to the historic structures.

Photo by MotorSportMedia/Halston Pitman



Kiah House Museum

SAVANNAH, CHATHAM COUNTY



THE STORY

Built c. 1910, the Kiah House was the residence of Dr. Calvin L. Kiah, a professor who led Savannah State College's education department, and Virginia Kiah, a school teacher, artist and curator. In their home, the couple established one of the first museums in Savannah started by African Americans in 1959. Notable visitors included Civil Rights activist Rosa Parks and artist Margaret Burroughs. The museum's run came to an end with Virginia's death in 2001.

THE THREAT

Originally excluded as a contributing property from its neighborhood historic district due to its alterations, the Kiah House is a good example of how a property's significance can be reconsidered over time. Unoccupied and in probate for nearly 20 years, the house is in an advanced state of deterioration. There is strong community support for its preservation, yet the house remains in danger of being lost.

Photo by MotorSportMedia/Halston Pitman

Old Monticello United Methodist Church

MONTICELLO, JASPER COUNTY



THE STORY

Built in 1895 and listed on the National Register of Historic Places, the Old Monticello United Methodist Church is a contributing property to the Monticello Historic District. The building was constructed for the Methodist congregation, which had grown significantly in the prior decade thanks to the ministry of Sam P. Jones, who went on to national acclaim as the "Apostle of Prohibition."

THE THREAT

The Methodist congregation moved in the 1950s, and the building was utilized as a funeral home as well as worship space for several other congregations. The building has been vacant since the 1990s and suffers from neglect. It is owned by a defunct corporation, which limits the interventions that concerned local authorities can take, despite a strong desire to stabilize and rehabilitate the property to its former glory.

Photo by MotorSportMedia/Nick Woolever

Terrell County Courthouse

DAWSON, TERRELL COUNTY

THE STORY

Constructed in 1892 and listed on the National Register of Historic Places, the Terrell County Courthouse stands as one of the tallest historic courthouses in Georgia and features many intricate details that reflect its architectural significance. Materials from within the state were used whenever possible for the construction.

THE THREAT

Listed on the Trust's inaugural *Places in Peril* list in 2006, the courthouse was fully rehabilitated in 2009. However, in 2018 the building suffered new damage due to Hurricane Michael. The court and multiple county offices have been displaced, and although the majority of the emergency repairs have been completed, the building remains unoccupied and closed to the public as the county lacks the resources to return the building to a safe condition.

Photo by MotorSportMedia/Nick Woolever



Vineville Avenue Corridor

MACON, BIBB COUNTY



THE STORY

The Vineville Avenue Corridor is the main thoroughfare which anchors the Vineville Historic District. The three blocks that make up the corridor are the most intact areas of the original Vineville suburb, which featured a significant collection of late 19th and early 20th century upper-middle class residential architecture. Four of the residences were designed by prominent Atlanta architect J. Neel Reid. Others were designed by W. Elliott Dunwoody, P.E. Dennis and C.E. Choate.

THE THREAT

Most of the homes along the corridor are unoccupied and deteriorating. Some are candidates for commercial or professional offices, while others could still be rehabilitated as private residences. And yet, increased traffic and commercial intrusion threaten to erase the historic residential fabric of the area, turning the area commercial and negatively affecting the surrounding district.

Photo by MotorSportMedia/Nick Woolever

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.

Seeking Preservation Minded Buyer for Oldest House in Thomaston



The Georgia Trust is looking for a preservation-minded buyer to purchase the **Weaver-Dallas House**, the oldest house in Thomaston, Ga. Located at 205 South Bethel Street, the house was built in the 1820s as a one-room house and separate doctor shop and was last on the market in 1840. Dr. Mary Williams, the fourth generation of independent female owners, recently donated the house to the Trust's Revolving Fund. "On behalf of the Georgia Trust Board of Trustees, I express our sincere gratitude to Dr. Mary Williams for the generous gift of the Weaver-Dallas House" said Georgia Trust President and CEO Mark C. McDonald. "This Federal period house is one of the finest and more intact houses the Trust has ever had in our Revolving Fund."

For more info, visit GeorgiaTrust.org or contact Dennis Lovello at dlovello@georgiitrust.org, 404-885-7819.

NEW LISTING



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. \$250,000. Contact Dennis Lovello, dlovello@georgiitrust.org, 404-885-7819.

SOLD



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



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@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 PRESERVATION INSTITUTE

Virtual Preservation Leadership Course

Thursdays, Jan. 21, 28 & Feb. 4, 2021 | 3-5 p.m. | Virtual

The Georgia Trust is offering a course designed to educate architects and planning and real estate professionals on the history of Atlanta's architecture, the legal foundations of historic preservation, and the economic incentives that are available to many restoration and rehabilitation projects. This course will be presented virtually over three two-hour sessions. The course is open to the public. Anyone interested in learning these important aspects of historic preservation is invited to sign up. *Course is limited to 50 registrants.*

Continuing Education Credits: The course is certified for 6 hours of Real Estate Continuing Education through the Georgia Institute of Real Estate. Participants must attend all sessions to receive the credits. The course is also certified for 6 AIA Continuing Education Learning Units.

FOR
ARCHITECTURE,
PLANNING &
REAL ESTATE
PROFESSIONALS

For more information or to register, visit GeorgiaTrust.org or contact Ben Sutton at bsutton@georgiitrust.org.

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@georgiatruster.org.



ATLANTA, c. 1924 Historic REID HOUSE on Peachtree, 2 bedrooms, 2 baths. Light-filled end unit. +/-1,340 sq ft...Lovely sun porch. 2017 total renovation of kitchen and both baths. Come enjoy this classic structure with amazing location, perched on Peachtree, with small unit population...park your cars and discover the City...walkable Midtown, Arts, fine dining, Botanical Gardens, Piedmont Park, Ansley Park and so much more...come discover for yourself...pristine condition. \$549,000. Contact Patti Junger, Dorsey Alston Realtors (404-352-2010), 404-591-6522 or Cotten Alston, Harry Norman Realtors (404-233-4142), 404-310-0541.



ATLANTA, c. 1924 Historic REID HOUSE on Peachtree...come see this rarely available 03 unit, the largest at Reid House. 2 bedrooms, 2 1/2 baths. Marvelous window box for gardening. +/- 1,740 sq ft. Come enjoy this classic structure with amazing location, perched on Peachtree, with small unit population...park your car and discover the City...walkable Midtown, Arts, fine dining, Botanical Gardens, Piedmont Park, Ansley Park and so much more...yes, it is a "must see", discover for yourself...in pristine condition. \$575,000. Contact Cotten Alston, Harry Norman Realtors (404-233-4142), 404-310-0541 or cotten.alston@harrynorman.com.



BRONWOOD, c. 1890 Hill-Price House. Beautifully renovated Victorian Italianate nestled on 3 acres in quaint rural SW Georgia community. Picket fences & porches offer a gracious welcome to updated & modern features yet maintaining historical charm. 2914 sq. ft. offers formal & informal areas, 3-4 bedrooms & 2 full baths. Lots of storage & closet space. Master bath w/ FP & double vanity. The walk in tiled shower is off set by "Party" claw foot tub. Large updated kitchen. Original built in cupboards accent white cabinets with touch of granite countertops & tile backsplash & farm sink. One of Bronwood's first homes. \$264,900. Contact Mary Laura Radcliffe, 229-869-1275 or marylauraradcliffe@yahoo.com.



CEDARTOWN, c. 1929 Former J. C. Penney Department Store located on Cedartown's Historic Main Street. Approx. 6,600 sf + 1,800 sf basement. Glass store-front. Many original features – tin tile ceiling, oak handrail to mezzanine, large display windows, box slide to basement. Upper level offices. Front & rear entrances. Two half baths. New hot water heater. Ductwork in place for HVAC system. Public parking front & rear. With a little TLC this property can be a real shining gem again! \$129,000. Contact Gail Minga, All American Commercial Properties International, 404-626-9933 or minga.gail@yahoo.com.



MADISON, c. 1835 The most historically significant home in Madison, GA – The Joshua Hill House. 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... Just an hour from Atlanta or Augusta and 30 minutes to Athens or Lake Oconee. \$2,450,000. Contact Rhonda Smith, Keller Williams Realty, Lake Oconee (Rhonda Smith Team), 706-319-7980 or rsmithspa@yahoo.com.



MADISON, c. 1853 One of Madison's most beautiful historic homes, the Billups-Tuell House is on the market for the first time since 1965. This classic Greek Revival raised cottage has been lovingly and meticulously restored and modernized while keeping its historic integrity. A comprehensive restoration project, completed in 2008, included: rebuilding the foundation, porch and roof; adding a 2-story addition with new kitchen, master bath and family room; and installing new wiring, plumbing and HVAC systems. The home's spacious 1853-era rooms have pristine plaster walls with picture railings, 13.5 foot ceilings & floor to ceiling windows. \$1,450,000. Contact Rhonda Smith, Keller Williams Realty, Lake Oconee (Rhonda Smith Team), 706-319-7980 or rsmithspa@yahoo.com.



RUTLEDGE, c. 1895 HISTORIC COTTAGE in downtown Rutledge, GA! Close to I-20 for a short commute to Atlanta and only 10 minutes to the shops and restaurants of downtown Madison. Renovated and move in ready. Wrap around front porch, original pine floors, original fireplaces throughout, high ceilings and large entry including a gallery hallway with built in bookshelves that opens to the living room, both including original stained glass windows. New open kitchen with shaker cabinets, farmhouse sink, island, stainless steel appliances, eat in space with vintage chandelier and large windows. Master suite w/ private office. \$425,000. Contact Rhonda Smith, Keller Williams Realty, Lake Oconee (Rhonda Smith Team), 706-319-7980 or rsmithspa@yahoo.com.



PLACES IN PERIL SITE
VALDOSTA, c. 1898 2020 Places in Peril site. Located between downtown and Valdosta State University, this eclectic home with a rare rain porch is on a corner lot and includes beautiful wood features, mantels, and staircase. Its namesake, John Nelson Deming, preeminent master carpenter, built many homes in Valdosta's North Patterson Historic District/National Register of Historic Places, most notably, The Crescent, c. 1899 built for U.S. Senator W.S. West. Requires restoration and zoned residential or professional. For sale by owner for \$99,000. Adjacent properties also available. Contact Nancy DeRuyter Warren, 229-630-6999, nandwarren@gmail.com.



The Georgia Trust for Historic Preservation KEYSTONE SOCIETY

Anonymous
Anonymous
Anonymous
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