

THE

# RAMBLER

FALL 2018 | VOL. 45 NO. 3

## WEST ATLANTA PRESERVATION INITIATIVE

WHERE PRESERVATION MEETS AFFORDABILITY



### ALSO INSIDE

Historic Pavement in Georgia's Cities:  
A Preservation Challenge



THE  
**GEORGIA TRUST**  
for HISTORIC PRESERVATION



## SUSTAINABLE, HISTORIC, AFFORDABLE

The Georgia Trust's West Atlanta Preservation Initiative is an exciting new chapter in our organization's history. Most of the Trust's previous Revolving Fund projects were architecturally significant, single buildings which we purchased and resold, requiring rehabilitation to be performed by our purchaser. This business model has worked very well for The Georgia Trust.

The West Atlanta project is distinctive because our goal is to create affordable housing in historic districts that are changing so rapidly that longtime residents are losing the opportunity to stay in their neighborhoods. While the preservation of architecture is a vital mission of the Trust, neighborhood revitalization and preservation of community is perhaps more important.

By rehabilitating two houses listed in National Register districts, The Georgia Trust is seeking to demonstrate that historic preservation is sustainable and affordable. We hope to undertake more projects in these historic west Atlanta neighborhoods and to inspire other groups who have pledged to provide housing along the BeltLine to do the same. Leading preservation is what The Georgia Trust has done for forty-five years, and we are just getting started. 🏠

*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

Volunteers clear vegetation during a preservation workday at one of the three West Atlanta Preservation Initiative properties.



COVER: Image by Bryn Chanudet



## HAY HOUSE

# Restoration of the Third Floor Hallway

The Restoration of the Third Floor Hallway back to its mid-1860s appearance, spearheaded by conservator Christopher Mills and with work by Andrew Compton and Macon's Tony Long, has been ongoing since March. The cornices and other details, such as column capitals, console brackets and ceiling medallions, have been cleaned of excess paint buildup and primed and repainted in their original color. All of the double doors to the bedrooms have been repainted in the same shade as well, with Chris Mills following 19th century painting techniques with round brushes and swirling the thick paint in circular motions. After further studies of the walls, it was realized that all of the plaster was prepared for a faux marbling treatment just like in the Walnut Hall. The painted wainscot was planned to be a faux mahogany. The walls were drawn out as panels (pencil lines by the original craftsmen were found) and base coats for this treatment were applied. A distinct grime layer on top of these paints indicates that the walls remained in this base-painted, but unfinished, state for some time before the Johnstons apparently abandoned the completion of the decorative scheme and ordered the walls to be painted in a plain yellow with a reddish painted wainscot. The Restoration Committee of Hay House has voted to keep the first basecoat scheme in the restoration as this is most likely the look of the space in the 1860s. A substantial "witness panel" in the outer vestibule will be left showing pencil lines and original layers. In August, the remnant of the magnificent faux mahogany and oak wainscot on the stairs to the 4th level will be fully restored, as will the painted checker-board pattern on the flooring. When all work is complete, interpretation

BELOW: Before and after photos of a restored cornice

of the space will commence according to documentation and a defined furnishings plan. 🏠



## TOAST & TASTE

### A LAVISH AUCTION EVENING AT

# Hay House



**THURSDAY,  
SEPTEMBER 27  
6 - 9 P.M.**

**TOASTS - Regional and Local  
Beers, Liquors and Wines**

**TASTES - Food from Macon  
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**TICKETS: \$30 IN ADVANCE  
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## Mark your calendars!

### TOAST & TASTE: A LAVISH AUCTION EVENING AT HAY HOUSE

**September 27, 2018, 6-9 p.m.**

**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.

### 2018 FALL RAMBLE

**October 12-14, 2018**

**Covington and Newton County, Georgia**

Tour showstopping historic homes and intriguing sites in Georgia's "Hollywood of the South." Guests will also enjoy catered meals prepared by some of the area's top caterers and restaurants.

### 10TH ANNUAL RHODES RACE AT THE HAUNTED CASTLE 5K

**Saturday, October 27, 2018, 9 a.m.**

**Rhodes Hall, Atlanta**

Join us for a dog and stroller friendly 5K in one of Atlanta's most historic and boo-tiful neighborhoods.

### SANTA AT RHODES HALL

**December 1-16, 2018**

**Rhodes Hall, Atlanta**

Registration is now open for one of Atlanta's most beloved holiday traditions.

**For more info and to purchase tickets, visit  
GeorgiaTrust.org or call 404-885-7812.**





SUSTAINABLE. AFFORDABLE. HISTORIC.

# West Atlanta Preservation Initiative

WHERE PRESERVATION MEETS AFFORDABILITY

By Ben Sutton, Historic Properties Coordinator

When Edward Johnson moved to Atlanta in 1947, he arrived in a city that was growing and changing at a rapid pace. The post-World War II population boom, along with new demographic shifts and the building economic and political power in the African American community, were reshaping large portions of the city. On the Westside, black owned businesses and neighborhoods were growing – particularly around the intersection of Hunter and Ashby Streets (now MLK Jr. Drive and Joseph E. Lowry Blvd.) – to rival the historic Auburn Avenue business district on the east side of town.

Mr. Johnson, who served as a flight instructor for the Tuskegee Airmen during World War II, pursued a career as an electrician and became the first African American licensed master electrician in Atlanta. He started his own company, Johnson & Wood Electric (founded with a fellow Tuskegee

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ABOVE: The Georgia Trust plans to rehabilitate and sell back to the community as affordable housing this three-bedroom house in Atlanta's Washington Park.

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Airman), and grew his business out of a storefront on Hunter Street. He married Harriett May Robinson, an Atlanta native and Spelman graduate, and their family built a charming ranch house on Harwell Street on one of the few undeveloped lots in the historic Washington Park neighborhood next to the railroad tracks. The couple raised three daughters and put them all through college. Mr. Johnson served as a deacon at Friendship Baptist Church, the same church where Harriett had been baptized, and Atlanta's oldest autonomous black congregation.

Images by  
Robin Benson



**“PRESERVATION SHOULD BE MORE THAN SAVING HISTORIC BUILDINGS IN A CITY. IT SHOULD ALSO BE ABOUT THE PRESERVATION OF HUMAN RESOURCES.”**



**ON THIS PAGE:** The Washington Park house was built in 1953 for Edward Johnson, who raised his family in the home. Located adjacent to the Westside BeltLine, the house contains 1,500 square feet.

Two of the three West Atlanta Preservation Initiative properties are houses that the Trust will rehabilitate; the third property is an undeveloped lot, which will provide opportunity for compatible new construction.



Mrs. Johnson, after her girls were older, returned to school and earned a master's degree in education, teaching kindergarten in Atlanta Public Schools for several years. The Johnson family's story is an example of the rich fabric of the African-American community during this era: a strong middle class community that served as a foundation for the political leadership that arose from these neighborhoods during the Civil Rights Movement.

Seventy years after Mr. Johnson first moved to Atlanta, the city is experiencing another tumultuous era of growth.

The region is the third fastest growing metropolitan area in the country, with much of that growth occurring within the city limits. The BeltLine, a major infrastructure and development project, is repurposing the same railroad tracks that ran beside the Johnson house into a citywide trail and park system (with long term plans for transit, as well). Development has boomed throughout Atlanta, and the Westside, after decades of disinvestment that followed its peak in the



## DID YOU KNOW?

### Washington Park is the first planned black neighborhood in Atlanta.

In 1919, the city designated the first recreational park exclusively for African Americans, and the local elementary school was re-designated from white to black in the same year. A prominent black businessman of the era, Heman Perry, began developing the neighborhood around the park at the same time to sell to the growing black community. Perry, founder of the Standard Life Insurance Company of Atlanta, was successful in this venture and Washington Park became a thriving neighborhood home to many middle class African Americans, including public employees, small business owners, and professors from the nearby Atlanta University Center.

### Mozley Park was the first neighborhood to break the “color line” of Atlanta’s segregated neighborhoods.

Mozley Park developed around the same time as Washington Park, although as a white neighborhood. Between 1949 and 1954, the all-white neighborhood became a majority African-American neighborhood after several black homeowners moved in and white families moved out. This resulted in new housing opportunities for African Americans throughout Atlanta as the formal segregation of neighborhoods was challenged, but also accelerated the demographic and economic impacts of white flight.

These two neighborhoods are significant to the social history and development of Atlanta, but they are certainly not the only ones. Including Washington Park and Mozley Park, the Westside BeltLine Trail runs through or near nine distinct National Register Historic Districts. The stories of these neighborhoods are just as impressive, and the threats to their history just as significant – but so are the opportunities for successful preservation that addresses the threats while building community.



ABOVE AND AT RIGHT: The house in Mozley Park is a two-bedroom bungalow that was built in the 1920s and contains 1,300 square feet.

‘50s and ‘60s, is feeling the pressure. Throughout Atlanta important historic resources are being threatened and lost on a regular basis, but the west side seems to be in particular peril, with older residents being squeezed by housing costs and speculative investors that show no understanding of the neighborhoods’ vital history.

In recognition of that history, The Georgia Trust has launched the West Atlanta Preservation Initiative, which seeks to promote historic preservation in Atlanta through the rehabilitation of historic houses and neighborhoods. By engaging residents and building partnerships, the Trust seeks to empower neighborhoods to preserve their sense of culture, property, and place. The projects 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.

Working closely with the Johnson family, The Trust has purchased three properties in West Atlanta – the house that Edward and Harriett built in Washington Park and an adjacent lot, and a 1920s bungalow in nearby Mozley Park that had long been in Harriett’s family. The Trust will oversee the full rehabilitation of these houses and sell them back to the community at an affordable price. These properties are the perfect start for the Initiative for several reasons – the houses are both contributing properties in National Register historic districts, they have been unoccupied so no residents will be displaced, and their original architectural character remains intact. Most importantly, once completed, these houses will be owner occupied, adding to the number of people investing not only in property – but in the neighborhoods they call home.

Trust President & CEO Mark McDonald said, “The Georgia Trust believes this initiative will reinforce the cause of historic preservation,





Between March 2017 and March 2018, home prices in metro Atlanta increased an average of 8% – double the national average. More specifically, a 2017 study found that in five years, sale prices for houses had jumped 68% for houses within a ½ mile of the southwest BeltLine corridor, causing serious consequences for renters, longtime homeowners and buyers.

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After rehabilitation and construction is completed, the houses will be made available for purchase as affordable housing through The Georgia Trust's Revolving Fund program.

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neighborhood revitalization, age, ethnic, and economic diversity and the quality of life in these neighborhoods. Preservation should be more than saving historic buildings in a city. It should also be about the preservation of human resources.” In other words, the traditional fabric of the community, so well represented in the history of the Johnson family, can be rebuilt by a new generation, so long as they understand the history of the places they call home.

The Trust is already hard at work. A very successful volunteer workday at the Washington Park house in April helped to tame the yard and clear the house of vegetation. A Georgia Tech architecture class developed existing conditions reports and initial rehabilitation plans;

and Morrison Design, LLC, a local architecture firm that specializes in historic preservation, has helped create formal plans for the rehabilitation. Moving forward there will be more opportunities to be involved with more volunteer days and hands-on educational events at different stages of the rehabilitations. *Stay Tuned!*

### AFFORDABILITY

As demand for housing has grown in recent years, Atlanta's housing costs have increased dramatically. Between March 2017 and March 2018, home prices in metro Atlanta increased an average of 8% – double the national average. More specifically, a 2017 study found that in five years sale prices for houses had jumped 68% for houses within a ½ mile of the southwest BeltLine corridor. These spikes have serious consequences for renters and longtime homeowners, as well as buyers. The goal of the Initiative is to create housing that can be available to people that would have traditionally lived in these neighborhoods – but may

already be pushed out of the market by the exponential price increases of the past few years.

### SUSTAINABILITY

The rehabilitations will incorporate techniques from the EarthCraft Sustainable Preservation (ECSP) program, developed in partnership with Southface, to ensure that the houses will be energy efficient and healthy for the new owners. The project will focus on balancing preservation techniques, such as reglazing original wood windows, with modern efficiency enhancements. These projects will also allow the Trust and Southface to further develop the ECSP program – now focused on larger scale historic properties – to meet the needs of historic residential buildings. 🏡

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The Georgia Trust is excited about this new venture and continues to seek funding. To support this project, please contact Bryn Chanudet at [bchanudet@georgiatruster.org](mailto:bchanudet@georgiatruster.org) or 404-885-7803.

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## GEORGIA TRUST HONORS NEWEST EMERITUS TRUSTEE

This past spring, The Georgia Trust Board of Trustees elected **Dean DuBose Smith** of Atlanta as its newest Emeritus Trustee.

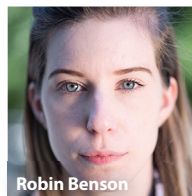
An Atlanta native, Dean DuBose Smith was born into a philanthropic family whose legacy includes the establishment and continued support of Egleston Hospital for Children, the Atlanta History Center, the Fulton National Bank, which is now SunTrust, and The Georgia Trust. Dean chaired The Georgia Trust's highly successful 2005 Preservation Ball, which honored her mother, Frances "Duffie" Woodruff DuBose; was the Honorary Chair in 2016; and then hosted the Gala at her family property in 2017. Dean honored her mother again in 2015, when she donated \$500,000 for the rehabilitation of the grounds at Rhodes Hall, the Trust's headquarters, which kickstarted the successful "Back to Our Roots Campaign" to complete the landscape project. A tireless community volunteer, Dean is a member of the National Society of The Colonial Dames of America, and a past president of the Peachtree Garden Club and Garden Club of America. Dean currently serves on the boards of the Forward Arts Foundation of which she was a past chair, the Center for Puppetry Arts, the Atlanta Botanical Garden serving as the Garden of Eden Ball advisor, Oglethorpe University, and the Ceramic Circle of Atlanta of which she was a past president. 🏠



## STAFF TRANSITIONS

The Georgia Trust welcomed some new faces over the summer.

Interning in the Preservation Department is **Robin Benson**. Originally from Columbus, Georgia, Robin moved to the Atlanta area in 2007. She received a Bachelor of Fine Arts in photography from the Savannah College of Art and Design in 2007 and is currently pursuing a master's degree in heritage preservation at Georgia State University. She is passionate about preservation in the rural southeast and loves to join her love of photography and preservation when possible.



Interning in the Communications Department is **Miles Tolbert**. A Thomasville native, Miles has a Bachelor of Arts degree in history from the University of Georgia and is currently a graduate student in the heritage preservation program at Georgia State University. 🏠



The Georgia Trust for Historic Preservation  
**KEYSTONE SOCIETY**

## Why I Give



**Laura Rogers, Macon**

*"My late husband Jack Rogers and I shared a long interest in Hay House where I have served on the Board and as an Advisor for over 15 years. Jack set up a portion of a charitable remainder trust to provide endowment for the house in perpetuity and as a lasting tribute to our belief that it is one of Macon's most important cultural assets. I encourage all supporters of Hay House and the Trust to make a planned gift to ensure its preservation for many years to come."*

Learn how you can leave a legacy for The Georgia Trust or Hay House today. Contact Senior Director of Development, Bryn Chanudet at (404) 885-7803 or [bchanudet@georgiitrust.org](mailto:bchanudet@georgiitrust.org).

**PLANNED GIVING**



## GEORGIA TRUST WELCOMES NEW OFFICERS & BOARD MEMBERS

At our Annual Meeting in Columbus, the Trust elected eleven new members to the Board of Trustees and said good-bye to eleven Trustees who ended their terms at the end of the previous fiscal year. The Trust wants to thank **Norris Broyles, Kingsley Corbin, Elaine DeNiro, Ron Goss, Jr., Ruth Knox, Marcy McTier, John Mitchener, Henry Parkman, Jane Royal, Dean DuBose Smith** and **Ben Young**, for all their efforts while serving on the Board of Trustees.

**David A. Smith** (Decatur) was elected as Vice Chair; **Tom Wight** (Macon) was elected as Treasurer; and **Bill deGolian** (Atlanta and Washington, Ga.) was elected as Secretary by the Board of Trustees.

New Georgia Trust Board members are **Tiffany Alewine** (Flowery Branch), **John Allan** (Atlanta), **William T. Baker** (Atlanta), **Jim Bynum** (Atlanta), **Pavielle Dortch** (Atlanta), **Jenny Wheatley Fletcher** (Atlanta), **Caroline Howell** (Atlanta), **Chris Lambert** (Madison), **Joe Thomas** (Atlanta), **Ernest Taylor** (Newnan) and **Jennifer Winn** (Atlanta).

**Tiffany Alewine** is a sales consultant for Pulte Homes. A dedicated volunteer of the Trust for 10 years, Alewine received the Camille W. Yow Volunteer of the Year Award in 2016 and was the driving force behind the creation of Inherit Georgia, the Trust's under-40 member group.

**John Allan** is a partner with Jones Day, focusing on tax consulting and planning. He is an expert on multistate tax matters and has handled tax matters in nearly all 50 states, assisting clients across the country.

**William T. Baker** is the founder and principal of William T. Baker & Associates, a residential architecture firm. Baker has received numerous awards for his work including the prestigious Arthur Ross Award for Architecture in New York City, the Urban Design Commission Award for Excellence in Atlanta, and the Shutze Award for Architecture from the southeast chapter of the Institute of Classical Architecture and Art.

**Jim Bynum** has specialized in healthcare architecture and planning for more than 23 years. He directs planning efforts for some of Perkins + Will's largest and most complex projects. As a director of the firm's healthcare planning and strategies practice, he leads and participates in the planning process as well as ensures that the solutions support the client's strategic goals.

**Pavielle "Pavi" Dortch** is a closing attorney whose practice area focuses primarily on real estate transactions. Dortch earned her law

degree from Northern Illinois University and received a Bachelor of Arts in history from Georgia State University. Dortch has been key to The Georgia Trust in the closing of two West Atlanta properties in the Trust's Revolving Fund program.

**Jenny Wheatley Fletcher** is an attorney, specializing in construction industry law. A graduate of the University of Georgia School of Law, Fletcher is recognized among the country's top construction litigators and problem solvers. She is ranked as a "star individual" by Chambers USA: Guide to Leading Business Lawyers and is recognized by The Best Lawyers in America and Legal 500.

**Caroline Howell** is an Atlanta native and has a bachelor's degree in art history from the University of Georgia and a master's degree in art education from Georgia State University. A talented photographer, Howell has worked in the education department at the High Museum of Art in Atlanta and has taught photography at the Columbia Grammar and Preparatory School in New York City.

**Chris Lambert** has been involved with the Trust for more than 35 years and is returning to the board after becoming a Georgia Trust Emeritus Trustee in 2016. The Trust awarded Lambert its highest honor, the Mary Gregory Jewett Award for Lifetime Achievement, in 2015.

**Joe Thomas** is a third generation Atlantan and a Buckhead native. He is owner and chairman of his family business, Arrow Exterminators, Inc., currently the sixth largest pest control company in the U.S. with more than 100 service centers in the southeastern and southwestern United States.

**Ernest Taylor** is the president of Beech Hill Group, a boutique top-level executive search firm. He formerly managed one of the largest offices for Ward Howell International in Atlanta. While he isn't busy working or volunteering, Taylor is an avid hiker, cyclist and traveler, visiting more than 40 countries worldwide.

**Jennifer Winn** serves as the general manager of natural resources for Georgia Power where she is responsible for leading the sales, acquisition and natural resource management teams. Winn earned a bachelor's degree in chemical engineering from Auburn University, where she remains active through the Young Alumni Council and 100 Women Strong.

**Quinn Rolfes**, Chairman of the Hay House Council, will serve as an *ex-officio* member of the Board of Trustees. Rolfes is a native of Macon, Ga. and is an assistant vice president with Capital City Banks. 🏡



David A. Smith



Tom Wight



Bill deGolian



Tiffany Alewine



John Allan



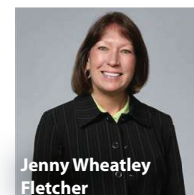
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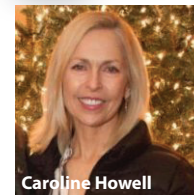
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Pavielle Dortch



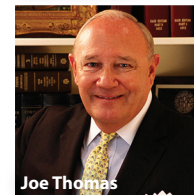
Jenny Wheatley Fletcher



Caroline Howell



Chris Lambert



Joe Thomas



Ernest Taylor



Jennifer Winn



Quinn Rolfes





# Historic Pavement in Georgia's Cities

## A PRESERVATION CHALLENGE

By Robin B. Williams

Historic preservationists have long focused on buildings, gradually broadening from houses to a wide range of structures. Still largely outside their purview, however, is the pavement on which we walk and drive. In a world of concrete and asphalt it's easy to overlook pavement as qualifying as "heritage." Yet, in cities across the state vestiges of our urban past survive, but always under threat of being covered with asphalt or completely removed. This is a new frontier for the preservation movement: to recognize the historical significance of diverse paving materials and advocate for ordinances that ensure their preservation and long-term maintenance.

From the 1850s through the 1920s, cities across the continent struggled to pave their streets as an essential step in modernizing the urban realm. Dirt streets posed significant problems to the health and safety of cities, not to mention the cleanliness of Victorian hemlines.

Cities experimented with a bewildering range of different materials to solve the street pavement problem, including cobblestones, Macadam (a kind of layered gravel), oyster shells, wooden planks, wood blocks, granite Belgian blocks, asphalt blocks and various kinds of vitrified brick. Many of these survive in Savannah. In fact, no city in the nation preserves a greater variety and extent of such materials in a concentrated area. Yet in the past five years, due to a lack of any formal protection, Savannah has lost one of its six cobblestone ramps, asphalt blocks from five different streets, and its largest surviving commercial tilework sign embedded in a sidewalk.

Savannah is not alone in Georgia in possessing historic pavement and in seeing that heritage eroded. Macon preserves some long stretches of red vitrified brick streets, such as High

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ABOVE: Vitrified bricks line Savannah's historic Jones Street.

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BELOW: Lost embedded commercial sign on Savannah's Broughton Street

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and Orange Streets, where various repairs with different kinds of brick attest to a continued commitment to preserving their brick character, but in a very patchwork manner. Less sensitive was the replacement of the central section of historic vitrified bricks on Orange Terrace between 2012 and 2016 with modern concrete tinted and stamped to look like brick. Just as replacing historic windows with modern windows makes preservationists apoplectic, we should be equally critical of such inauthentic imitations.





TOP: Asphalt blocks in Savannah's Chatham Square

BOTTOM: Sidewalks made of hexagonal concrete pavers can be found in Savannah, Atlanta and other Georgia cities.

While in Atlanta, where only a few vitrified brick and Belgian block streets and alleys survive, the preservation challenge is with the more recent past: hexagonal concrete sidewalk pavers, some of which date back almost a century, are under threat. Many are in poor condition and pressure is mounting in Atlanta to improve the city's sidewalks. Without vigilance, this component of the city's heritage could quickly disappear.

Cities outside Georgia have already enacted preservation ordinances to protect and regulate heritage pavements. In Florida, some cities have even restored brick streets to their former glory by removing layers of asphalt. It's time for Georgia cities to do the same. The City of Savannah government has begun working with the author on developing a pavement ordinance. We invite preservationists across Georgia to advocate for such broader protections. 🏡

*Robin B. Williams, Ph.D., chairs the Architectural History department at the Savannah College of Art and Design. Visit his pavement website [www.historicpavement.com](http://www.historicpavement.com).*



## HISTORIC GEM IN THE HEART OF SANDERSVILLE, GEORGIA



**210 S. SMITH STREET**  
Circa 1840-1850: Classic four-over-four Greek Revival home. Front rooms, up and down are 19' square. 31 inch hand-planed, paneled wainscoting and large six over six original windows. The pine mantels, made with two panels each are hand-planed and pegged. This home was at one time the center of a plantation. Still existing: two-room dwelling/ cook's quarter, dove cote/ pigeon house, large barn. **\$215,000**



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# REVOLVING FUND PROPERTIES *for SALE*

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



**LITTLE HOUSE, c. 1876** Louisville, GA. Rare grand example of residential Gothic Revival construction in Georgia. 5,200 square feet situated on .66 acres. First floor features a dramatic central stair with original curved handrail, 15 foot ceilings, etched glass transoms over interior doors, and full height windows that open onto a full wrap-around porch. Original mantels and hardware throughout. Located one block from the historic commercial district, 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 significant investment of time and capital. \$15,000.



**SPARTA FEED AND SEED, c. 1890s** Sparta, GA. This wood frame commercial building dates to the late nineteenth century and originally served as Sparta's Feed and Seed. The main building is two stories with a hipped roof of corrugated metal. A later one-story addition was built on the east side of the building, and a metal pent roof serves as a cover for the building's front entrance. The historic Sparta Feed and Seed building is located one block north of Broad Street, Sparta's main commercial street. Needs substantial rehabilitation. \$17,500.



**CASON-VEAL HOUSE, c. 1830** Jewell, GA. Located between Augusta and Milledgeville, the Cason-Veal House in Jewell, Georgia, is an early Plantation Plain house on 2.5 acres of land. Many of the original features of the home are still intact, including wide plank paneling on several interior walls and front porch, hand-cut dentil moldings and scored plaster detailing on the exterior of the chimneys. The Cason-Veal House has been stabilized and is in the beginning stages of rehabilitation. Recent updates include custom nine-over-six wood windows, custom interior doors, removal of some modern materials from the interior, updated electrical service, and a new well. \$30,000.



**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. Its lot is 1.10 acres and cannot be subdivided. Located in a beautiful historic neighborhood. \$130,000. Now \$99,000.



**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 two-story brick building has also been used for storage and small-scale manufacturing of wood stoves. Currently unoccupied, the interior features an elegant central staircase made of cast iron, highlighted by a large skylight. The exterior features cast iron columns, window pediments, and 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.

## IN THE TRADE



**Brandy Morrison** is a preservation architect based in Atlanta. Morrison Design LLC provides top quality and award-winning architecture and preservation consulting services. While most of her work focuses on historic buildings, Brandy also designs sensitive new construction and additions. A particular area of expertise is combining her architectural experience with preservation tax incentives.

Some of her favorite past projects include consulting for the Atlanta BeltLine, restoration of the Stripling-Lovelady House in Ball Ground, documentation of Frank Lloyd Wright's Pope-Leighey House and George Washington's Gristmill in Virginia, and consulting work for Oakland Cemetery in Atlanta.

Recently Brandy has been helping with The Georgia Trust's West Atlanta Preservation Initiative. We are fortunate to have her help on the project and are looking forward to sharing the success!



**HAISTENS HOSPITAL BUILDING, c. 1910** Griffin, GA. Originally built as a hospital, this building has approximately 7,000 square feet and sits on .8 acres. Zoned for commercial development, this property has potential for multi-family, arts or event space. The exterior is stable and the interior has been gutted, offering the flexibility required for future use. An existing conditions report is available. All interested buyers must provide a viable development plan. \$50,000.



# HISTORIC PROPERTIES for SALE

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

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



**ATLANTA, c. 1924-26** Historic Reid House in Midtown/Ansley Park, 1327 Peachtree @ 16th Street, #804. 2 Bedroom/2 bath condominium, above the trees, endless viewing with 3 bright window walls in 1,300+ square feet. Living room with fireplace + dining room + sun room + galley kitchen. Amazing opportunity. Brilliant location... walkable to rapid transportation, Atlantic Center, Colony Square, Botanical Garden, Winn Park, High Museum, Atlanta Symphony, lawyers' offices, restaurants & anything else you might desire. \$469,500. Contact Cotten Alston, Harry Norman Realtors, 404-310-0541 or [cotten.alston@harrynorman.com](mailto:cotten.alston@harrynorman.com).



**ATLANTA, c. 1935** Located in the prestigious Buckhead neighborhood of Atlanta. When buying this home you will be buying history. Marble Hill was built from Etowah Pink Georgia Marble, given to the first owners as a wedding gift from her parents. The current owners totally restored it in 2012 while maintaining all the historical features. Three bedrooms and three and a half baths. High ceilings, large fireside living room and walk out backyard. \$1,745,000. Contact Carol Young, Harry Norman Realtors, 404-307-6176 or [carol.young@harrynorman.com](mailto:carol.young@harrynorman.com).



**BRUNSWICK, c. 1901** Beautiful Queen Anne Victorian reigning proudly on the corner of Union and Howe streets in the nationally designated historic district of Old Town Brunswick. Exceptional mill work, eleven foot ceilings, extinct old growth wood floors, floor to ceiling windows and spacious veranda are just a few features of this lovingly cared for home situated just steps away from local restaurants and galleries in a friendly and close knit coastal community. 1127 Union Street. \$434,000. Contact Kate Buchanan, Berkshire Hathaway Hodnett Cooper, 912-399-7830 or [kate@hcrega.com](mailto:kate@hcrega.com).



**MADISON, c. 1835** Welcome to the most historically significant home in Madison, GA; The Joshua Hill House has a lively past dating back to 1835. This 4 bedroom 3.5 bath Greek revival sits eloquently on its own block surrounded by gardens, a potting shed, 2 car detached garage, pool and pool house, and a beautiful mature pecan grove. The interior features original hardwood floors, immaculate moulding and details, and a spacious floor plan with a perfect balance of formality and comfortable living. Discover Madison's slow, southern lifestyle in luxury. 6,393 sqft, offered at \$2,950,000. 485 Old Post Road. Contact Rhonda Smith, Algin Realty, 706-319-7980 or [rsmithspa@yahoo.com](mailto:rsmithspa@yahoo.com).



**MADISON, c. 1840** Own a rare piece of Madison, GA's history...where living is EASY! Barrow Academy, c. 1840 is one of the most famous homes in Madison. Its unique New Orleans style is not often seen in this part of GA & was formerly a school in the 1850s. This home has been completely restored while carefully retaining original woodwork, fireplaces, windows, hardwood floors & adding custom features. Boasting of 13 ft ceilings, beautiful open kitchen w/ brick, remolded BA & 6 fireplaces. Sitting on the beautiful manicured lawn is a guest house/office w/ a full bath. Offered at \$725,000. 420 Porter Street. Contact Rhonda Smith, Algin Realty, 706-319-7980 or [rsmithspa@yahoo.com](mailto:rsmithspa@yahoo.com).



**MADISON, c. 1883** Foster-Thomason-Miller House. Available through the Madison-Morgany Conservancy. Built in 1883 as "the most elegant country home in Middle Georgia," the 5,000 square foot home includes five bedrooms, two bathrooms, parlor, library, dining room and a central hall. This extraordinary home of national significance is an excellent example of the American Aesthetic Movement. The ideal location of the house makes for a short walk to the Cultural Center and Madison's Downtown shops and restaurants. Buyer must agree to rehabilitate the building to certain standards. \$449,000. Contact Michael Redwine or Jeffrey Hagy at [mredwine@lewisandredwine.com](mailto:mredwine@lewisandredwine.com) or 404-394-4071.



**NEWMAN, c. 1890** Priced to sell!!! Spacious home in downtown Newnan's College/Temple Historic District. Gleaming hardwood floors that have just been refinished, fresh paint, huge kitchen, all ready for you to move in and make it your own! This home is a quick walk to all of Newnan's downtown eateries and festivities. Alarm!! Appt agent only. Contact Pamela Prange, Josey Young & Brady Realty, 678-481-4526 or [pprange@jybrealty.com](mailto:pprange@jybrealty.com).



**THE ROCK, c. 1880** Just steps from The Rock Ranch, this 5 bedroom 2.5 bath home built in 1880 is glorious. On five acres in the heart of The Rock. Has almost 4000 sq ft. Has two outbuildings. An old one room school house and a large Quonset hut with electricity. Gorgeous stairway. Huge rooms and hallways. Wrap around porch. Antique wall paper in great condition. Huge library with rolling stairwell. Large Country Kitchen. 4754 Barnesville Highway. All for only \$279,900. Contact Dora Cox, Dora Cox Realtors, 770-584-4433 or [dora@oracoxrealty.com](mailto:dora@oracoxrealty.com).





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## In Memoriam

### GLORIA TINSLEY

We are deeply saddened by the passing of Gloria Tinsley, the longest serving staff member of The Georgia Trust. Retiring in 2009 after 28 years of dedicated service, Gloria started as the Trust's membership director and later became the executive secretary. Mark C. McDonald, president and CEO of the Trust, remembers Gloria as "the person who most embodied the spirit of the organization, knew personally most of our members, and was sincerely dedicated to the future of the Trust." When she retired, Mark wrote to her, "I have always enjoyed my contacts with you as a past Board Member, Advisor and now fellow Georgia Trust employee. Congratulations on the excellent reputation you have earned."

Our thoughts and prayers are with her family and many friends.

*We will miss you, Gloria.*







# 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](mailto:membership@georgiatrust.org).

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## How to protect your historic property with easements

Do you own a historic property that you'd like to be protected in perpetuity? Could you use a tax deduction and lower property taxes? Consider donating a conservation easement to The Georgia Trust! A gift of easement is a deed restriction that limits what changes can be made to a building's exterior and the property and ensures its perpetual upkeep. Easement donations result in tax deductions for the donor and can lower property taxes. Best of all, easements give the easement holder the authority to make sure that important parts of our history are around forever. **For more information, visit [GeorgiaTrust.org](http://GeorgiaTrust.org).**

An easement for this 1909 double shotgun in Atlanta's Old Fourth Ward neighborhood was donated to the Trust in 1983, forever protecting the house's exterior from historically inappropriate changes.





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★ ★ ★ **FRIDAY, OCTOBER 12** ★ ★ ★

**COVINGTON & PORTERDALE**



Discover the rich history of Covington and see how it earned its nickname the "Hollywood of the South". Spend the afternoon in Covington's Historic District and explore impressive Victorians, beautifully restored Craftsman, and stately Greek Revivals. Visit the city of Porterdale, one of the most intact mill villages in the South and explore several restored and in progress mill cottages and lofts.

**COVINGTON & OXFORD**

★ ★ ★ **SATURDAY, OCTOBER 13** ★ ★ ★

Explore the many excellent examples of high style and vernacular architecture in Covington, including the beautifully restored 1854 Zachary Echols House and the 1890s Lassiter-Paschal Cottage. Finish your afternoon in the historic town of Oxford, the birthplace of Emory University, and tour its historic campus. Don't miss High Point at Chestnut Grove, an imposing 1830 Federal style private residence.



★ ★ ★ **SUNDAY, OCTOBER 14** ★ ★ ★

**MANSFIELD & NEWBORN**



After a delicious brunch at Burge Plantation, travel through the country and explore the charming towns of Mansfield and Newborn. Visit the beautifully restored Sandtown Place, a private residence built in 1840 that features a general store from the 1880s, as well as an exquisite antique collection. In Newborn, tour the impressive gardens and 1890s Second Empire manor house of Porter Manor, a former dormitory for young women of the historic Palmyra Institute.

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