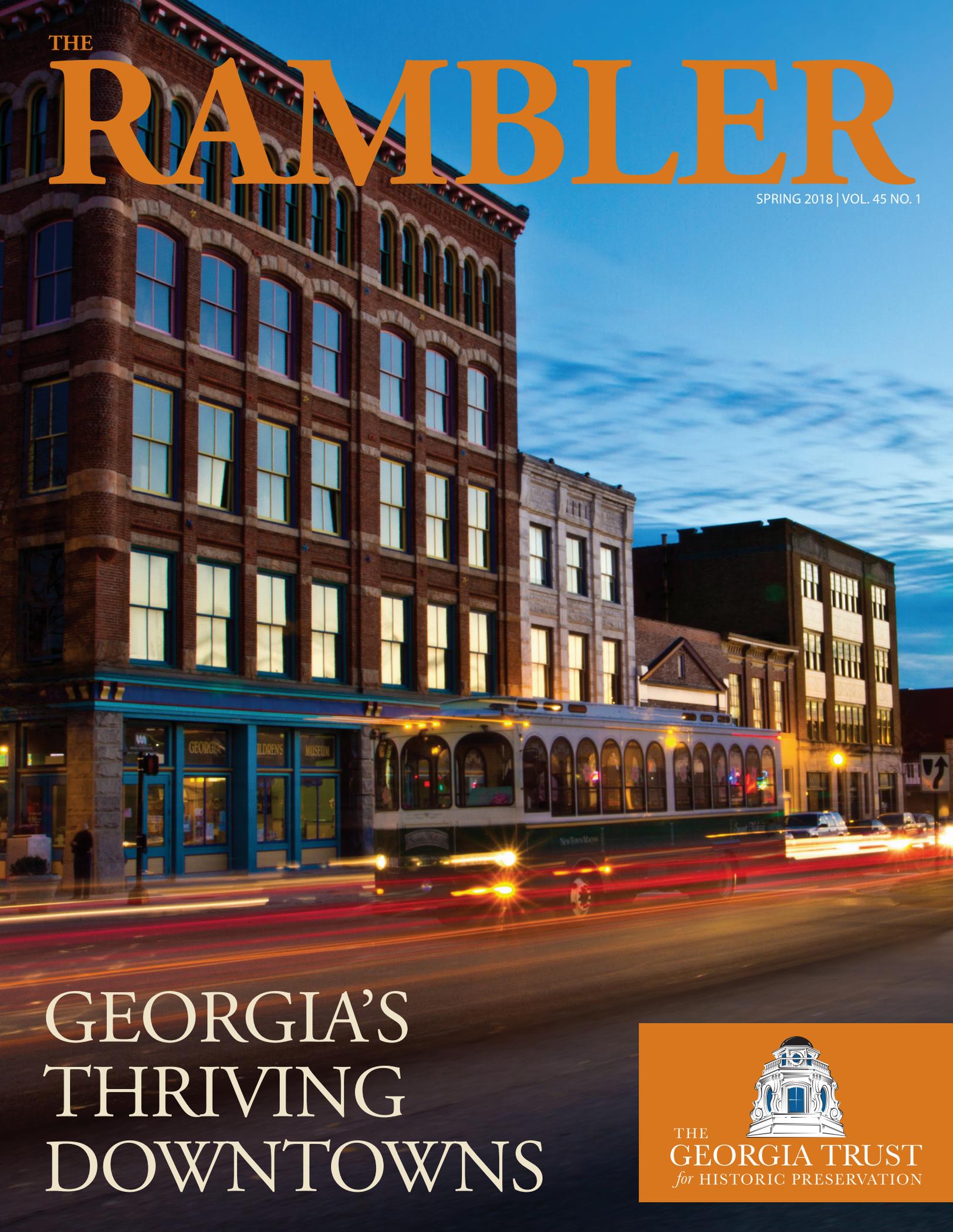


THE

# RAMBLER

SPRING 2018 | VOL. 45 NO. 1



## GEORGIA'S THRIVING DOWNTOWNS



THE  
GEORGIA TRUST  
*for* HISTORIC PRESERVATION

# THE RENAISSANCE of GEORGIA'S DOWNTOWNS

As this issue of the *Rambler* documents, Georgia's historic downtowns are enjoying remarkable prosperity and revitalization. While it may seem like this success has happened overnight, the truth is that it is the result of more than 35 years of continuous effort.

The Georgia Main Street Program was established in 1980 and now includes 111 cities. According to the Georgia Department of Community Affairs, in the cities participating in the Georgia Main Street Program in 2017 alone, 905 buildings were rehabilitated at a cost of nearly \$72 million, 887 housing units were created, 1,023 new businesses opened, and 3,546 people started new jobs. The total public and private investment in these cities last year was \$713 million. The Main Street program relies heavily on historic preservation for its success; in fact, one of its criteria for accreditation includes preservation.

We now know the factors that have led to the success of historic downtowns. They are residential development, creative retail, lively entertainment venues, the presence of colleges and institutions, outstanding leadership, public safety and clean streets and sidewalks. However, the most important factor is a unique and distinctive environment created by the presence of rehabilitated historic buildings and public spaces.

The downtown is the physical representation of a city's self esteem. A city whose downtown is abandoned and dilapidated has an uphill battle attracting new industry, quality economic development and new residents. This is the reason why historic preservation is truly less about the past than it is ensuring the promise of the future. 🏛️



Mark C. McDonald  
President & CEO



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GEORGIA TRUST  
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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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*Cover image: Downtown Macon, Georgia*  
Image courtesy of Visit Macon

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## WHAT'S INSIDE



The Georgia Trust Spring Ramble to Columbus



Spring Stroll of Macon Houses & Gardens



Georgia's Thriving Downtowns

# ROLLIN' ON THE RIVER!

THE GEORGIA TRUST COLUMBUS SPRING RAMBLE



THE GEORGIA TRUST  
SPRING RAMBLE  
COLUMBUS  
APRIL 27-29



The Georgia Trust is heading to Columbus this spring, and we're thrilled to show you the city's rich history and architecture during our Spring Ramble, April 27-29.

On Friday, Ramble attendees will tour beautifully restored homes in the Peacock Woods-Dimon Circle Historic District, Wildwood Circle-Hillcrest Historic District, Hilton Heights and Weracoba-St. Elmo Historic District, an early 20th century neighborhood containing the largest and most intact collection of Craftsman, Tudor Revival, Neoclassical Revival and Spanish Revival style homes in the state.

Saturday's Ramble will take you to the original Columbus Historic District, a 26-block Victorian residential neighborhood. Located along the Chattahoochee River, the Columbus Historic District has retained its original character and charm while undergoing rehabilitation and restoration. Take a break from touring to enjoy lunch at one of the many local eateries that line the streets of bustling downtown Columbus.

On Sunday, guests will explore the Wynn's Hill-Overlook Historic District and Dinglewood Historic District, a neighborhood developed from an antebellum estate. The estate, subdivided between 1917 and 1946, includes early 20th century residences featuring fine examples of Italianate, English Vernacular Revival and Colonial Revival styles.

**For event details, including itinerary,  
registration options and accommodations,  
visit [GeorgiaTrust.org](http://GeorgiaTrust.org) or call 404-885-7812.**

COMING SOON

## PATH TO PORTMAN TOUR

The architecture world lost an icon earlier this past year. John Portman, who is said to have shaped downtown Atlanta, died at the age of 93. Portman designed and developed the Peachtree Center complex, which includes the Hyatt Regency, Westin Peachtree Plaza, Marriott Marquis, AmericasMart, and SunTrust Plaza.

The Trust's under-40 supporters, Inherit GA, attended a Path to Portman tour last October, led by Dean Baker and Dennis Lovello, Portman aficionados. Attendees explored John Portman's hotel atriums, office complexes, and sky bridges that put Atlanta on the architectural map. The event was a tremendous success, selling out almost immediately. The Trust will be planning Path to Portman again for our entire membership. Keep an eye out for more details on our website at [www.GeorgiaTrust.org](http://www.GeorgiaTrust.org).

## GENERAL OGLETHORPE SOCIETY DINNER

SET FOR MAY 17

Members of The Georgia Trust General Oglethorpe Society are cordially invited to an elegant evening at Rhodes Hall. The newly landscaped grounds will be in full bloom for this spring-inspired garden party. Guests will dine *al fresco* enjoying cocktails and a delicious dinner at the stately 1904 Romanesque Revival "Castle on Peachtree."

To upgrade your membership to the General Oglethorpe Society level (\$2,500 and above), contact the Director of Development at (404) 885-7803. Benefits include complimentary tickets to the Preservation Gala, discounted rental of Rhodes Hall and invitation to the exclusive annual General's Excursion.

# SPRING STROLL OF MACON HOUSES AND GARDENS

ANNUAL HAY HOUSE EVENT  
CELEBRATES 25 YEARS, MAY 4-6

The 25th Anniversary Spring Stroll of Macon Houses and Gardens is set for May 4-6. The Stanislaus neighborhood, Macon's first subdivision established in 1927 on the former site of a Jesuit college, will be the setting for the Secret Gardens Tour and will feature 10 residential landscapes. A special closing reception for the garden tour will be held at a Philip Trammell Shutze-designed house in the neighborhood with its spectacular grounds. The Historic Interiors Tour highlights Macon buildings designed by local architects between 1835 and 1940, including works by Elam Alexander, Curran Ellis,



Alexander Blair, Neel Reid and Elliot Dunwody. Hay House's grounds will once again feature the popular Garden Market, while seven rooms on the Main Level of the mansion will be adorned by local designers in the spectacular *Florabriliance* event. Tommy Alden of County Line Nursery in Byron will be making a presentation about Collecting

and Growing Camellias on Friday and John Howard, ASLA of Howard Design Studio, will be lecturing on Saturday about two recent landscape projects at historic Atlanta sites.

**For more information  
and tickets, visit  
[HayHouseMacon.org](http://HayHouseMacon.org).**



## Hay House Receives Period Bed as part of *Rest-oration*

A recent visitor from coastal Georgia who toured the house, Charles Wayne Burton, donated a magnificent mahogany bed with a tall rococo-revival headboard to Hay House. Descending in his family in St. Louis, the carving of the piece is very reminiscent of the overmantel in the Johnston-Felton-Hay House Dining Room and relates to similar pieces acquired by William B. Johnston in the 1860s. This bed will be used in a restored bedroom on the third level along with fine late empire pieces donated by Laura Cochenour of Kennesaw. These gifts include a mahogany chest of drawers and matching mirror, as well as a desk and bookcase. These c. 1840s objects descended in the donor's family in Alabama but were perhaps acquired by shipment into the Port of Mobile, as they are marked by the cabinet and furniture retailing firm of E. G. Partridge in Worcester, Massachusetts.

# Places in Peril

## UPDATES

### PROGRESS

#### Lexington Presbyterian Manse, Lexington (2013 Place in Peril)

The Lexington Historic Preservation Commission was recently awarded a Georgia Trust Callahan Incentive Grant for the insulation, minor carpentry, and weatherization of the recently rehabilitated first floor of the 1817 Lexington Presbyterian Manse, which was included on The Georgia Trust's 2013 *Places in Peril* list with the Lexington Presbyterian Church and Cemetery. The proposed improvements will allow the building's first floor to be used for community gatherings.



### LOST

#### Kolb Street House, Madison (2014 Place in Peril)

This c. 1850 vernacular Greek Revival house was lost to fire in 2017. The house was used as a prison camp for Union soldiers who were captured during the Battles of Shiloh and Murfreesboro in 1862 and later as a Confederate hospital. The house had experienced deferred maintenance and vandalism. Fire officials could not determine the cause of the fire; however, they note that it was most likely started by accident or intentionally by someone trespassing on the property.



### PROGRESS

#### Kit Jones Vessel, Darien (2018 Place in Peril)

Friends of the Kit Jones are raising money to transport the historic wood-hull boat back to its native McIntosh County from its current home in Mississippi. They're asking for your help in sponsoring a mile of its journey home. They aim to raise enough money to bring the boat back to Georgia's McIntosh County, the ship's home for decades, and restore it as a museum. The cost to bring the vessel to Georgia is thousands of dollars. Boats deteriorate in dry dock, and the Kit Jones will have to be stabilized, including removing rigging installed on her deck, before being shipped overland to Darien. To make a donation or sponsor a mile, visit their website [www.savethekitjones.com](http://www.savethekitjones.com).



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

## Why I Give



**Tom Wight, Macon**

*"Because Hay House and The Georgia Trust are very important to me, I try and provide generous annual support. Because I want to continue that support after I am gone, I have made a planned gift that, in a sense, will endow my giving in perpetuity. I encourage all supporters of Hay House and the Trust to make a planned gift to be sure that their support will continue in the future."*

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's Thriving Downtowns

SIGNIFICANT DEVELOPMENTS IN DOWNTOWNS AND OUTLOOK FOR THE FUTURE



Georgia is a proud state—with good reason! If you ask a Georgian to tell you about their hometown, they'll happily list all of the reasons why it's the greatest place in the world. Most will talk about the history that embodies their corner of the state. Local leaders have realized that preserving their downtown corridors supports the stability of their communities and maintains that which makes it unique. This, in turn, makes these areas more desirable destinations and helps stabilize real estate prices. With over 500 cities and towns in 159 counties, one doesn't have to travel very far before finding one of Georgia's thriving downtowns.

More and more today, people want to be downtown. In recent years, there has been a shift in the trend of living and working in suburbs to spending time in urban areas. Many people find value in being able to walk to a local market for their daily or weekly groceries or down to a fun restaurant for a meal with neighbors. Even those who prefer to reside in the wide open spaces of rural Georgia can enjoy going downtown to dine or shop at small businesses in a great setting. Georgians have realized that downtowns offer attractive places to live, work, and play that make great economic sense for investors and consumers alike.

Historic Preservation is a major reason why downtowns are experiencing growth and revitalization. Not only are there attractive financial incentives available to those who invest in historic buildings, but also, and perhaps more

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**ABOVE: In 2017, Rome saw more than 40 building rehabilitations and 26 new businesses opened. The key to Rome's success? Great leadership, hard work by well-informed stakeholders, and historic preservation.**

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importantly, there's the intangible effect of preservation; the sense of place, of history, and of permanence which draws people in and makes them feel welcome.

The Georgia State Historic Preservation Office (SHPO), a division of the Department of Natural Resources, administers several programs that have been crucial to the economic success of many Georgia communities. One such initiative is called the Certified Local Government (CLG) program. Currently, the program has 95 participants. The criteria to becoming a CLG includes having local historic district zoning and a commission to oversee it. The benefits to the communities include access to federal preservation grants, more direct participation in preservation issues related to their community, and technical assistance from the SHPO. Historic district zoning has given downtowns the tools they need to encourage revitalization through preservation.

**ROME**

Because of its historic preservation ordinance, Rome has received more than \$9.5 million in loans that it would have otherwise been ineligible for. That money has leveraged nearly \$50 million in reinvestment in the last 17 years. The kinds of projects receiving support vary, but include hotels, loft apartments, and retail space. In 2017, Rome saw more than 40 building rehabilitations and 26 new businesses opened. Rome has over 200 residential spaces between the rivers in its downtown area, with a backlog of demand for more. Nightlife, restaurants, and walkability make it an attractive place for residents and businesses alike. The key to Rome’s success? Great leadership, hard work by well-informed stakeholders, and historic preservation.

**MACON**

Macon is a city that has seen recent exponential growth. In 1996, only a dozen or so lofts existed in downtown and it was devoid of nightlife, businesses, and residents. It wasn’t inviting and was perceived as unsafe and unkempt. Preservation was the crutch Macon needed. Through successful programs and the work of the Historic Macon Foundation, NewTown Macon, and many dedicated individuals, Macon is today a center of economic activity in Central Georgia. Josh Rogers, who leads the efforts of NewTown Macon to attract

development in the city, notes that in the early 1990s it was easy to find a place to eat lunch in Macon because there was only one choice. Today, there are dozens of fantastic options in Macon’s historic downtown. The number of lofts in downtown Macon today is about 600, a 5,000% increase over 1996 levels. The occupancy rate of parcels and storefronts is up to 70% and growing. Much of Macon’s success can be attributed to the use of federal and state rehabilitation tax credits, which provide significant funding to development projects. These tax credits are so successful that they actually generate significant returns to the IRS and Department of Revenue via job creation and the economic impact of preservation—as much as \$3.49 for every \$1 invested by the state.

**SAVANNAH**

Savannah is another city that has taken advantage of historic tax credits and a host of other preservation tools. Even though Savannah’s downtown is largely revitalized, it is still seeing new rehabilitation projects. Most recently, a great number of buildings along Savannah’s main street, Broughton Street, have been rehabilitated and now host retail shops, restaurants and residences. The Georgia Trust gave this collective project a preservation award in 2017. Beyond Savannah’s core downtown area, the Victorian and Thomas Square Streetcar historic districts are thriving as well with new businesses finding homes in rehabilitated historic buildings. Emerging neighborhoods like the Starland District feature fun and eclectic shops, galleries, and studios which now thrive in once-rundown buildings.



Broughton Street, Savannah

## AUGUSTA

According to Historic Augusta, Inc. President and CEO Erick Montgomery, downtown Augusta is experiencing amazing investment after a long, slow incline over the past two decades. Cyber security is what is driving the renewed interest in downtown related to the relocation of the National Security Agency to Augusta's Fort Gordon. Major investment by Governor Deal in a Cyber Security campus and training center for Augusta University on the Riverwalk is currently being constructed, changing the skyline. Private companies like UNISYS and EDTS have invested in downtown Augusta to be near the action, occupying existing spaces, including the historic Sibley Mill. The spin-off includes 17 certified rehab projects in the downtown area that are revitalizing downtown Augusta and placing underutilized buildings back into service. Add to that the \$23 million Miller Theater rehab, ongoing Imperial Theatre rehab, loft apartment development and three new hotels planned for the Central Business District, and Augusta has a lot to be excited about!

## ATHENS

At the heart of the Bulldog Nation, Athens boasts a wealth of historic resources in its bustling downtown. In addition to the well-preserved houses in its historic districts, Athens has a great culinary, retail, and entertainment scene. The acclaimed restaurant The National calls a rehabbed 1940s former tire recap plant home. The Georgia Theatre hosts internationally known artists in a late 19th-century downtown commercial building that was the Athens YMCA, a hotel, a Masonic Temple, and a Sears and Roebuck store among other uses before becoming a theatre in 1935. Creature Comforts Brewery spent over \$8 million on their second brewery in a former historic mill complex. In doing so, they are continuing a tradition of preservation as their first location is a rehabilitated 1940s commercial building which received an award for outstanding rehabilitation from the Athens-Clarke Heritage Foundation in 2014.

## COLUMBUS

Columbus has a well-established tradition of historic preservation. Its Uptown area has transformed over the last 25 years and is now a thriving destination for residents, businesses, and tourists. Several rehabilitated industrial buildings are now home to people who seek a low maintenance lifestyle with easy access to restaurants, entertainment, schools, and the RiverWalk, a multi-use trail along the Chattahoochee. A host of events, from arts shows to concerts and a great Farmers Market are available in Uptown throughout the year. Locally-owned businesses, art galleries, and eateries have settled into historic buildings lining the bustling streets of Columbus. With the significant role preservation has played in Columbus's revitalization, you might say its future is in the past!



### GEORGIA'S SMALLER, THRIVING DOWNTOWNS

It's not just the larger cities that are experiencing revitalization. Georgia's small and mid-size communities are also taking advantage of the interest in downtowns and specifically their historic structures.

Tifton is seeing that lifestyle priorities of today's first-time home buyers emphasize authenticity, access to public space, and historic experiences. To that end, there are several redevelopment projects introducing residential, retail, and restaurants to the downtown area.

Louisville, Georgia's second state capital, has its share of restaurants and businesses on its quaint downtown streets. The local Downtown Development Authority also offers façade improvement grants to incentivize business owners to maintain their storefronts.

The Canton Grammar School, once a *Places in Peril* site, is being rehabilitated as part of a multi-use development project in the city's central business district.

### WHAT LIES AHEAD

The future of Georgia's downtowns is very bright indeed. Reinvestment in historic buildings is a proven economic model. Revitalized downtowns offer authenticity, affordability, sustainability, and community, all of which are becoming more and more important to us. It's important that Georgians continue to urge their state and federal representatives to support legislation that sustains historic preservation like the historic tax credit. We hope to ensure that future generations are raised with an appreciation not only of the history that is conveyed by old buildings, but also the authentic experiences and the sense of place they provide. 🏛️

**EXPLORE GEORGIA'S DOWNTOWNS** 

A great way to experience firsthand the successes of downtown preservation is by attending one of our Rambles or Expeditions. We offer one- and three-day trips to Georgia's unique historic cities and towns where visitors learn about local history, tour through private homes and businesses, and experience local shops and dining. Our goal is to expose people to places they may not have visited otherwise—because with all of the thriving downtowns in the state, it's hard to know where to start!

TOP: The Louisville Downtown Development Authority offers façade improvement grants to incentivize business owners to maintain their storefronts.

BOTTOM: The Union Depot in Tifton was built in 1916 and used as a grocery. A private developer recently rehabilitated it into 16 loft apartments as part of Tifton's downtown development strategy. Residents of the Union Depot are within walking distance of restaurants and retail establishments in downtown Tifton. The rehabilitation project received the "Downtown Excellence - Design" award from the Georgia Downtown Association in 2016.



# Preserving the Past, Looking to the Future

Valdosta-based law firm Coleman Talley LLP continues to renovate historic structures at 109 and 111 South Ashley Street in Downtown Valdosta. The firm is excited to return to Valdosta's downtown district, where its original office was located in 1937. The renovation project represents the second largest private investment in the Historic Valdosta Commercial District, found on the National Register of Historic Places. The 21,000 square feet of the adjoining buildings will house approximately 60 lawyers and staff. The buildings will include offices for Real Estate, Litigation, Commercial Transactions, and Housing practices. To honor the buildings' rich past, Coleman Talley plans to maintain some original elements, including an early 1900's fireproof vault manufactured by John S. Franz with the Diebold Safe and Lock Company located in Jacksonville, Florida. Additionally, unique hanging gears will be visible from two freight elevators, and an original brick street located behind the building will be maintained. The firm also plans to commemorate the former use of the structure by using Coca-Cola bottling, A. S. Pendleton Grocers, and railroad themes in its conference rooms. The project is expected to be completed in mid 2018.



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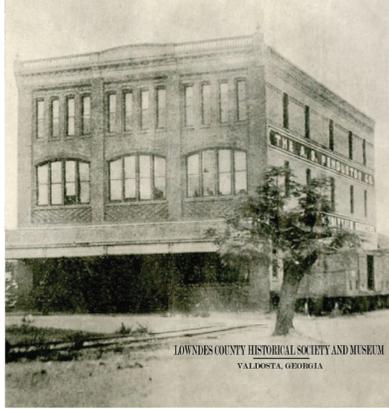
ATTORNEYS

**109-111 S. ASHLEY STREET**  
HISTORIC DOWNTOWN VALDOSTA, GEORGIA

[www.colemantalley.com](http://www.colemantalley.com)



A pre-construction view of the iconic windows from inside the 111 building, which will overlook Historic Downtown Valdosta



The 111 building's first occupant, the A.S. Pendleton Company, circa 1900.



The first floor of the 111 building, where construction workers are salvaging and utilizing as much original wood flooring as possible

## 111 South Ashley

It is estimated that the three-story building at 111 South Ashley Street was constructed between 1896 and 1899. It first appeared on the Sanborn Insurance Maps in Valdosta, Georgia in 1900 as A. S. Pendleton Co. – Wholesale Grocers. A. S. Pendleton was a prominent businessman and community leader in Valdosta, serving as a city councilman, investor, and Chamber of Commerce member. His wholesale grocery business occupied 111 South Ashley Street until 1912. In 1913, two businesses were listed in the US City Directory: J. Wisenbaker and Company and Owl's Hall, located on the second floor of the building. From 1921 to 1925, the business directory reflected Valdosta Bottling Works – Coca-Cola Bottlers. Valdosta was home to the second oldest Coca-Cola bottling operation in the United States, and J. F. Holmes and E. R. Barber operated the plant during this time. During those same years, Coca-Cola bottling shared the three-story building at 111 South Ashley with various businesses and organizations, including the Young Women's Christian Association, a bowling alley, and W. A. Bruce Florist. In 1940, Sineath Wholesale Grocers occupied both buildings. It is also at this time that the Valdosta City Directory identified the alley behind the building as "Coca-Cola Alley", despite the plant relocating fifteen years earlier. After a vacancy in 1947, Southern Salvage Company, an Army-Navy Surplus Store, began occupying 111 South Ashley in 1949 and shared the second floor with the Junior Service League Community Center for a short time. By 1954, Southern Salvage occupied both buildings into the 21st century.



Wood framing of staff workstations inside the 109 building and a small set of stairs that connects the two buildings together



The new elevator shaft between the two buildings to service both sides.

## 109 South Ashley

The four-story building at 109 South Ashley Street is estimated to have been constructed between 1901 and 1904. It first appeared on the Sanborn Insurance Maps in 1905 in use by a wholesale pants supplier. From 1908 to 1913, the US City Directory listed B. F. Whittington Furniture as the building's occupant. Whittington was the mayor of Valdosta from 1885-86 and also served as an attorney, judge, county commissioner, and city councilman. By 1921, 109 South Ashley was occupied by the Lowndes County Exchange, a general merchandise store. Then, from 1923 to 1929, the building was used by Dorris Seed Company, a plant and seed store. Finally, Register Furniture Company utilized the space in 1937 and again in 1947 before Southern Salvage eventually occupied both 109 and 111 South Ashley Street in 1954.



## Firm History

Coleman Talley LLP is one of the southeast's leading law firms and is celebrating 80 years of trusted legal services. Founded in 1937, Coleman Talley LLP's 36 attorneys advise and defend insurers, governmental entities, medical professionals, and business owners in complex legal matters. We serve all of Georgia and the Southeastern United States from our offices in Atlanta and Valdosta. In addition to being members of the State Bar of Georgia, certain attorneys are also licensed to practice law in Florida, Alabama, Mississippi, Tennessee, and South Carolina.

# REVOLVING FUND PROPERTIES for SALE

*Own a piece of Georgia history!*

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

NEW LISTING



**FIRST NATIONAL BANK, c. 1919** Louisville, GA. Cast stone and masonry building that features a classic Greek Temple motif with four engaged Doric columns supporting an entablature and pediment. 3,800 square feet on .09 acres. The building shares one party wall but has a large bank of operable windows down one exterior wall. The interior features a large open space that has been recently refurbished with drywall and fresh paint, with a mezzanine level. Original safes and record-keeping rooms are in place, although the doors have been removed. The rear of the building features two levels which could be used for office space after rehabilitation. A concrete staircase also leads to functional basement space. \$60,000.

NEW LISTING



**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.

NEW LISTING



**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.



**ROSSITER-LITTLE HOUSE, c. 1779** Sparta, GA. Considered one of the oldest houses in Sparta, the Rossiter-Little House was constructed by Dr. Timothy Rossiter. The two front wings were added before the Civil War. The Rossiter-Little House was documented by the Historic American Buildings Survey in the 1930s. Original materials include fireplace mantels, heart pine floors and interior walls of hand cut boards. The two-story house has a kitchen, eight main rooms and two bathrooms. This house has been rehabilitated and is in excellent condition. Comes furnished with period antiques. \$140,000.



**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.



**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.

## Did You Know?

Louisville served as Georgia's second state capital from 1796–1806. Centrally located based on the population of the era, it served as the center for commerce and politics in the young state. Louisville (pronounced with the "s") is located one hour southwest of Augusta in Jefferson County. The historic downtown features many charming storefronts, as well as the Old Market, which is listed in the National Register. Louisville was also home to notable Georgia architect Willis Denny, the designer of Rhodes Hall, and boasts several of his buildings.



Willis Denny

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



**MADISON, c. 1835** The Joshua Hill House is the most historically significant home in Madison, GA. 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 floor plan with a perfect balance of formality and comfortable living. 6,393 sqft, offered at \$3,000,000. 485 Old Post Road. Contact Rhonda Smith, Algin Realty, 706-319-7980 or [rsmithspa@yahoo.com](mailto:rsmithspa@yahoo.com).



**MADISON, c. 1905** Madison Oaks: Large 5 BR/5.5 BA Neoclassical Revival with 5.65 acres of Southern Charm! Includes a salt water pool & pool house, detached barn/garage, manicured lawns and towering Oak, Pecan & fruit trees. Zoned residential with a commercial variance, live here or have the perfect B&B or events venue. In Historic Madison just a few blocks from shopping, museums, parks and schools! Heart of pine floors, original fireplaces, beautifully updated kitchen with state of the art appliances, formal dining room opens up to a bright sun porch! Master on Main. Offered at \$1,000,000. Contact Rhonda Smith, Algin Realty, 706-319-7980 or [rsmithspa@yahoo.com](mailto:rsmithspa@yahoo.com).



**MADISON, c. 1920** Absolutely one of a kind 5 bedroom 3 bath home situated on 3.50 private acres with the option to purchase additional 5 acres. Pull into the tree-lined circular drive, walk onto the large rocking chair porch, and into the breathtaking foyer opening into the gorgeous parlour and library with custom cabinets. Original pine flooring and custom moulding throughout exemplifies the charm of this home. 3,968 sqft, offered at \$574,500. 1730 Dixie Highway. Contact Rhonda Smith, Algin Realty, 706-319-7980 or [rsmithspa@yahoo.com](mailto:rsmithspa@yahoo.com).



**MORELAND, c. 1900** Country living but close to amenities! Lovingly restored country home with hardwood floors, tile baths, large rooms, private office, pool with pool house and plenty of room to roam. 3BR/2BA. 2,779 sq. ft. on 3 acres. \$339,000. 30 Brannon Street. Contact Pamela Prange, Josey Young & Brady Realty, 678-481-4526.



**THOMASTON, c. 1850** Rose Hill Plantation ca. 1850 is a unique opportunity to purchase a fully restored 4 bedroom 2.5 bath home on 7 +/- private acres near Metro Atlanta and Macon. Original heart pine wide plank flooring, original doors and trim, claw foot tub and mantels were preserved while updating the kitchen and bathrooms. Master bedroom on the main floor and 3 bedrooms upstairs all have original fireplaces. Contact Greg Nobles, Better Homes and Gardens Real Estate, 404-791-6709 or [gregnobles@gregnobles.com](mailto:gregnobles@gregnobles.com).

## ON THE ROAD

In our travels throughout the state, the Georgia Trust staff sometimes spots unique architectural structures on the roadside. "On the Road" introduces you to our interesting finds.



If you find yourself looking for a good old-fashioned southern dinner in Adel, Ga., the Parrish House is the place to be. About a mile south of downtown, you'll find a white, two-story I-house with unique detailing around the front door and windows. You're also likely to find a full parking lot. The Parrish House dates to 1868, when David Hutchinson built it. In 1882, Mr. Hutchinson deeded the property to his daughter Mary America Hutchinson, and her husband, Archibald Parrish. The house is made from hand-hewn heart pine with masonry chimneys built of brick from a local kiln.

Since 2007 the house has served as a family owned and operated restaurant and event space, as well as serving as the home for a bakery and florist. On a slow weeknight far from Atlanta, it offered a classic southern meat & three buffet that would have made anyone feel right at home.

— This has been "On the Road" with Ben Sutton



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Upper-level Georgia Trust members (\$250+) will enjoy a private reception at Gordonido, an impressive 1837 Greek Revival home originally owned by Colonel Wynn, a representative of the state legislature and later home to the Gordon family who named it "Gordonido," which is Spanish for "Gordon's nest." The classic lines of the Greek Revival house remain even though embellishments were made in 1918 by T. Firth Lockwood and in 1949 by James J.W. Biggers, Sr., both noted architects. Known for its extensive and stately gardens, this exquisite home is currently owned by Marjorie and Jerry Newman.

*The Heritage Reception is offered exclusively to members at the Heritage Contributor level or higher (\$250+), in recognition of their strong support of The Georgia Trust. Following the Heritage Reception, registered Ramblers will have a delicious dinner at the Columbus Museum, which incorporates a 1912 Mediterranean Revival house that was originally part of a 13-acre estate owned by noted Columbus industrialist W.C. Bradley.*

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