

THE RAMBLER

THE QUARTERLY PUBLICATION OF THE GEORGIA TRUST FOR HISTORIC PRESERVATION

SPRING 2022 | VOL. 49 NO. 1

2022 PRESERVATION AWARDS

SEE THE STATE'S TOP PROJECTS
AND PRESERVATIONISTS!

ALSO INSIDE

GEORGIA TRUST TO PUBLISH ARCHITECTURE BOOK TO
CELEBRATE UPCOMING 50TH ANNIVERSARY



THE
GEORGIA TRUST
for HISTORIC PRESERVATION

COMING SOON: AN EXCITING NEW BOOK ABOUT GEORGIA'S ARCHITECTURE

As this issue of *The Rambler* reports, the Georgia Trust is pleased to announce its plans to publish *Architecture of the Last Colony*, a book unique in the catalog of books about Georgia architecture. This volume will survey the most important existing buildings in the state and will contain large format color photographs of these structures along with descriptions of their architectural significance.

Most books about Georgia architecture have a heavy dose of demolished buildings. The goal for this book is to be inspirational and enable readers to visit and observe for themselves each of the buildings in the volume. The book will feature sidebars that tell the story of the preservation of the buildings.

Like other similar books, the chapters will be organized by architectural style, beginning with the earliest buildings in Georgia through significant contemporary structures of the twentieth century. An editorial board of noted architectural historians have selected the buildings and authored many of the chapters. These scholars include Carl Gable, Carmie McDonald, Joseph Smith, Spencer Tunnell, Dr. Robin Williams and myself.

The release of the book is planned for Fall 2023 and will coincide with the 50th anniversary of the Georgia Trust for Historic Preservation. If you wish to reserve a copy signed by all of the authors, please contact the Georgia Trust. 🏠



Mark C. McDonald
President & CEO

Mark C. McDonald

ON THE COVER



Atlanta's Academy Lofts is the recipient of the Trust's 2022 Marguerite Williams Award, the highest honor bestowed upon a preservation project. Built in 1912 as the George W. Adair Elementary School, the school served the Adair Park neighborhood for 60 years before closing in the 1970s. *Read more about it on page 6.*

Images by Art Meripol



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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.

Address all correspondence to:

Traci Clark Rothwell

Sr. Director of Communications

1516 Peachtree Street, N.W., Atlanta, GA, 30309
or email trothwell@georgiastatrust.org.

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Moving? Contact membership@georgiastatrust.org or 404-885-7818 with your new address.

FALL RAMBLE

Fall Ramble set for Newnan

OCTOBER 14-16, 2022

Tour magnificent, historic homes in beautiful Newnan, Georgia.

Nicknamed the “City of Homes,” Newnan was one of the wealthiest cities per capita in the country in the mid 1800s. Newnan’s historic homes were spared during the Civil War and still line the streets today in six historic districts, all of which are in the National Register of Historic Places. Today, the city is home to some of Georgia’s most beautiful historic houses.

Learn more and purchase tickets for this exciting event at GeorgiaTrust.org or call 404-885-7812.



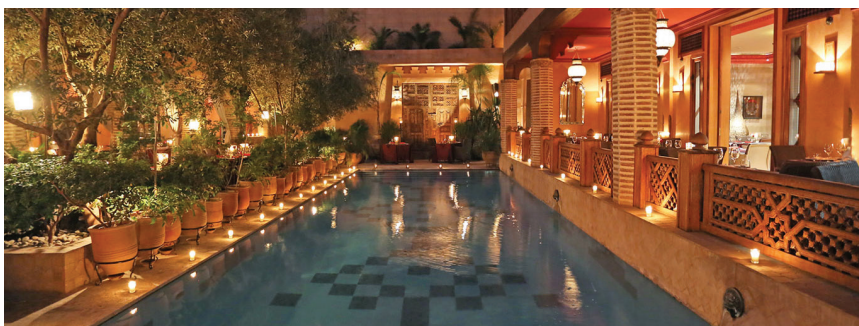
STUDY TOUR

Discover Morocco!

NOVEMBER 4-13, 2022

The Georgia Trust invites you to discover Morocco, the jewel of North Africa. Guests will travel to Casablanca, Fes, Marrakech and other fascinating cities, exploring unique architecture, ancient ruins and iconic landmarks. Travelers will enjoy private tours and excursions, local cuisine and exquisite accommodations. You won’t want to miss this exclusive opportunity to immerse yourself in the rich history and culture of Morocco. **This trip has limited availability and is expected to sell out.**

Learn more about this exclusive travel opportunity at www.GeorgiaTrust.org.



Mark your calendars!

MONROE EXPEDITION**August 13, 2022****Monroe, Georgia (Walton County)**

Discover one of Georgia’s best kept secrets! Nestled between Atlanta and Athens, Monroe boasts a vast collection of historic houses and a thriving downtown full of small town charm. Explore grand, historic homes, magnificent mansions and other fascinating sites significant to the history of Walton County during a day-long, self-guided tour.

TOAST & TASTE**September 29, 2022****Hay House, Macon, Georgia**

Save the date for Middle Georgia’s premier tasting event and silent auction. Enjoy tastings from the region’s top wineries, distilleries and breweries, as well as cuisine from Macon’s culinary best.

FALL RAMBLE**October 14-16, 2022****Newnan, Georgia**

Enjoy a rare opportunity to explore spectacular historic houses and sites in the “City of Homes.”

GEORGIA TRUST STUDY TOUR: MOROCCO**November 4-13, 2022****Morocco**

Immerse yourself in the rich history and culture of Morocco during this exclusive trip to the jewel of North Africa.

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



DIANE KIRKLAND

Boxwood, Madison

Georgia Trust to publish architecture book to celebrate upcoming 50th anniversary

ARCHITECTURE OF THE LAST COLONY

The Georgia Trust for Historic Preservation is turning 50 in 2023, and to celebrate, we are partnering with UGA Press to publish a new book, *Architecture of the Last Colony*. The full-color, hardcover publication will feature architecturally significant buildings and sites in Georgia and the stories of their preservation. The book is written by noted architectural historians from Georgia, including Carl Gable, Carmie McDonald, Mark C. McDonald and Spencer Tunnell, all of Atlanta, Joseph Smith of Madison, and Robin Williams of Savannah, and edited by Georgia Trust President & CEO Mark C. McDonald.

“This volume will celebrate the 50th anniversary of the Georgia Trust and also fulfill an important aspect of our mission

Architecture of the Last Colony will feature full-color photographs of the most notable existing buildings in the state that represent important architectural trends in Georgia and America.

which is to educate Georgians of the importance of the appreciation, protection and use of historic places in Georgia,” said Georgia Trust President and CEO Mark C. McDonald.

Architecture of the Last Colony will feature architecture throughout Georgia, including Athens, Atlanta, Augusta, Columbus, Macon, Rome, Savannah, Thomasville, and other cities. It will be released Fall 2023 to coincide with the Trust’s 50th anniversary. The book will feature full-color photographs of the



"Architecture of the Last Colony will celebrate the 50th anniversary of the Georgia Trust and also fulfill an important aspect of our mission, which is to educate Georgians of the importance of the appreciation, protection and use of historic places in Georgia."

Raines-Miller-Carmichael House, Macon

most notable existing buildings in the state that represent important architectural trends in Georgia and America. Proceeds from the sale of the book will fund the Trust's preservation programs.

The Trust is seeking patrons to support the publication of *Architecture of the Last Colony*. The Trust is working to meet its \$125,000 fundraising goal and has received \$60,000 from foundation support. Patrons who give at a certain level will have the opportunity for their names to be printed in the book and will receive signed copies. For more information and to make a donation to support the publication of the book, visit www.georgiatruster.org/book.



JOHN TATUM

King-Tisdell Cottage, Savannah



THE GEORGIA TRUST FOR HISTORIC PRESERVATION



PRESERVATION IN PRINT

A campaign to support the publication of *Architecture of the Last Colony*

Have your name listed in this important volume!

The Georgia Trust is launching a fundraising campaign, *Preservation in Print*, to fund the publishing of *Architecture of the Last Colony* and needs your help. Patrons have the unique opportunity for their names to be printed in the book and will receive signed copies. The publication will be released Fall 2023 coinciding with the 50th anniversary of the Trust. Not only will *Architecture of the Last Colony* provide an educational resource for generations to come, but proceeds will also fund Georgia Trust preservation programs and you can be a part of it!

For more information or to become a patron, visit www.GeorgiaTrust.org/book.

2022

PRESERVATION AWARDS

Each year since 1978, The Georgia Trust has recognized and honored projects and individuals who have contributed to the excellence of preservation in Georgia. More than 40 years later, the goals of the preservation movement—and of these awards—remain as relevant today: to recognize our history and improve the quality of life in our downtowns and throughout Georgia. We also recognize individuals and projects with our highest awards: the **Marguerite Williams Award**, presented annually to the project that has had the greatest impact on preservation in the state; the **Chairman's Award** chosen by the Georgia Trust Chair; and the **Camille W. Yow Volunteer of the Year Award**. Also presented is the **Michael L. Starr Award**, given to a project that has a significant impact on the downtown of the city in which it is located.

MARGUERITE WILLIAMS AWARD

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

Academy Lofts

ATLANTA, FULTON COUNTY

Opened in 1912, the George W. Adair Elementary School served the Adair Park neighborhood for 60 years before closing in the 1970s. Used intermittently for the next 30 years, it was left empty in the 2000s becoming a source of blight in the neighborhood. The building had extensive water damage throughout. After an arduous acquisition process, the development team replaced the roof and created a floor plan to keep the physical layout unchanged while stabilizing the structure. Most of the original windows had been lost and new custom windows were fabricated. In addition to 10 units of affordable housing for artists, Academy Lofts features five market-rate apartment units, 20 additional affordable housing units, a coffee shop/restaurant and event venue, and nonprofit office space. Partnerships with community nonprofits also provide supportive housing, health care, and counseling services for residents formerly experiencing homelessness. A creative combination of tax credits and grants were used to make the project a reality and the building is now poised to resume its role as a thriving center of community activity. *Image by Art Meripol*

CHAIRMAN'S AWARD



Grantville Passenger Depot

GRANTVILLE, COWETA COUNTY

GRANTVILLE PASSENGER DEPOT

The Grantville Passenger Depot was constructed in 1895 by the Atlanta and Westpoint Railway. It ceased being used for passenger service by the middle of the 20th century and ownership was transferred to the city. The building was re-purposed as the police station and offices before sitting vacant for a number of years. In 2018, with the appropriation of SPLOST funding, Grantville initiated the rehabilitation of the building for a combination community meeting space and visitor information center. The first phase of the project consisted of the rehabilitation of the building's exterior. The second phase focused on the full rehabilitation of the interior. This project has set a standard for rehabilitation work in downtown Grantville, and sets a strong example for other municipalities to follow with their own historic buildings.

MICHAEL L. STARR AWARD



Braselton Cotton Gin

BRASELTON, JACKSON COUNTY

BRASELTON COTTON GIN

The Braselton Cotton Gin was constructed in 1920 by the Braselton Brothers as part of a larger complex of structures in the downtown section of the city they founded. Situated on what has become Braselton's main street, the building is now home to a restaurant and brewery. The project incorporates a modern, industrial feel using steel and glass to create new uses within the building. The historic steel frame and corrugated steel skin were retained on the front and sides of the building, while the back wall was modified with openings to a rear patio. The carefully planned modifications maintained the original authentic character and open spaces of the Cotton Gin while creating a new and inventive gathering spot for the community. This project has been a major contributor to the town of Braselton's downtown growth.

EXCELLENCE IN RESTORATION



Overton

AUGUSTA, RICHMOND COUNTY

OVERTON

Originally the home of Governor John Milledge, Overton was built on land inherited by Milledge's wife after moving from Savannah in 1799. The house was significantly remodeled in the 1890s and again in 1910. The current owners took possession of the house in 2019 and began restoration. The project involved saving and restoring the 1910 design and features, while addressing 21st century needs. Notable things that were preserved in the house include curly heart pine ceilings in the Butler's Pantry, original plaster throughout, hardwood flooring, original doors and hardware, and the portico and porches. As one of Augusta's landmark residential properties, both for its architectural and historical significance, this restoration ensures that Overton remains a vital presence in the Summerville Historic District.

POPE'S MUSEUM

Originally built in 1894 with 1920s additions, Pope's Museum was the home of artist Laura Pope Forester. The porches of the home are embellished with Pope Forester's artistry made from model T wheels, sewing machine legs, and other found pieces, giving the appearance of lacey gingerbread ornamentation. The building's rehabilitation included restoration of wall murals and the repair and replacement of the flooring to match the historic pine. The fireplace was replaced, but the historic mirror, mantel and surround were saved. Several paintings and statues by Pope Forester that were removed by previous owners were returned to the museum, and the statuary surrounding the home was cleaned and treated. The museum also operates as a vacation rental and wedding venue, boosting the local economy and serving as a community focal point.

ACE SKILLS CENTER GEORGIA SOUTHWESTERN STATE UNIVERSITY

The Academic Center for Excellence Skills Center is a mid-century modern building at Georgia Southwestern State University in Americus. After previous partial and insensitive renovations, the recent project involved upgrades to meet current building codes and a comprehensive re-purposing of interior spaces. The original second-floor balcony, which had been enclosed, was reopened, restoring a significant element of the original design. On the exterior, the characteristic brise soleil wall on the west façade, which was out of plumb and structurally failing, was carefully dismantled and rebuilt. Renamed "Canes Central," the building now provides an exceptional resource for students.

KIMPTON SYLVAN HOTEL

Originally named "Paces Ferry Tower," this 1951 apartment building was designed in the International style by architect James C. Wise and was briefly the tallest structure in Buckhead. In its recent rehabilitation and hotel conversion, exterior restoration efforts required infill of the solid masonry walls and preservation of historic aluminum windows. Interior considerations focused on maintaining the original corridors on the upper floors and restoring circulation on the ground floor after a previous renovation upended the original design. An addition to house a commercial kitchen was designed to be compatible but differentiated. The preservation of expansive landscaped areas around the property creates seclusion and offers a respite from the bustle of Buckhead.

EXCELLENCE IN RESTORATION



Pope's Museum
OCHLOCKNEE, THOMAS COUNTY

EXCELLENCE IN REHABILITATION



ACE Skills Center
GEORGIA SOUTHWESTERN STATE UNIVERSITY
AMERICUS, SUMTER COUNTY

EXCELLENCE IN REHABILITATION



Kimpton Sylvan Hotel
ATLANTA, FULTON COUNTY

EXCELLENCE IN REHABILITATION

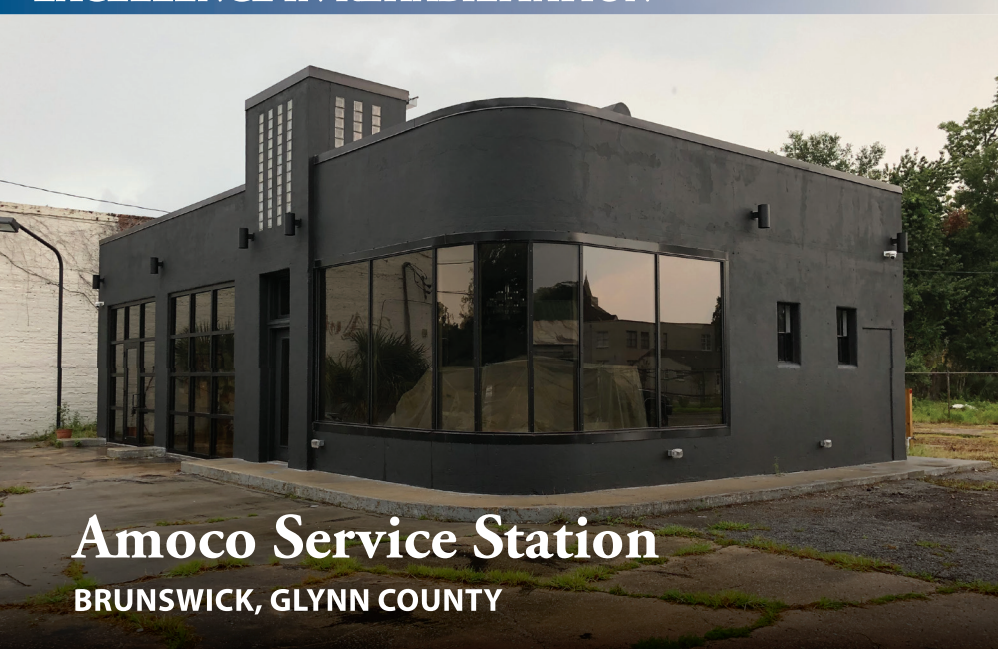


Poplar Street Offices ATLANTA, FULTON COUNTY

POPLAR STREET OFFICES

After many uses and tenants over the past century, these adjoining buildings on Atlanta's Poplar Street underwent a total rehabilitation and now function as a single office for Smith Dalia Architects. The goal of the rehabilitation was to remove years of unsympathetic alterations and to allow the historic character of the buildings to shine. On the exterior, historic portions of the commercial storefront were retained, repaired and repainted. Much of the historic fabric on the interior had been lost over the years, so the rehabilitation removed most non-historic construction and highlighted the previously exposed masonry walls, including painted advertisements on a formerly exterior face of the adjacent building. The street-level storefronts provide a direct physical and visual connection between interior activities and passersby, allowing the historic relationship between the building and community to continue.

EXCELLENCE IN REHABILITATION



Amoco Service Station BRUNSWICK, GLYNN COUNTY

AMOCO SERVICE STATION

This former gas station's exterior, featuring its sleek Streamline Moderne design and creative use of glass and vertical light tower, highlight Amoco's branded architectural style. The station's ownership varied over three decades, after which it sat vacant for another 30 years. The site was viewed as a teardown, but despite skepticism from banks, realtors and appraisers, the new owner saw an opportunity for smart reuse. The roof was stabilized and environmental hazards were cleared, while defining characteristics underwent minimal to no change. Missing features were restored with historically accurate replacements. The building now serves as a live/work office space and apartment. With support from the community, this rehabilitation project has been a catalyst for redevelopment in what was—for many—an abandoned, drive-by part of Brunswick's Downtown Historic District.

EXCELLENCE IN REHABILITATION



Port City Lofts at Leotis BRUNSWICK, GLYNN COUNTY

PORT CITY LOFTS AT LEOTIS

Constructed in 1940, the Leotis Building served as a storage and distribution warehouse for businessman Pontell Leotis, who operated his business until 1973. The recent rehabilitation updated and combined several of the first-floor commercial spaces, made the utility and service areas more efficient, and created twelve apartment units on the second floor. By maintaining the historic volume of the commercial spaces and highlighting the second floor's steel roof trusses, this project utilized federal and state historic tax credits. The project is one of the largest historic rehabilitations in the history of downtown Brunswick and brings welcome new life to the commercial corridor.

FORT VALLEY HIGH SCHOOL

The rehabilitation of Fort Valley High School consisted of converting the underused school building into affordable apartments. The 1927 main block was left neglected and suffered significant storm damage to the roof, leaving the building in poor condition. Significant water intrusion led to plaster delaminating from walls and buckling wood floors. The non-historic roof was removed and the original flat roofline and parapet wall were restored. Original plaster walls were repaired and hardwood floors were restored or replaced in kind where needed. Apartments were placed where the gymnasium bleachers had been, leaving the striped basketball court intact as a community gathering place. By providing affordable housing units, this project helped meet Fort Valley's need for workforce housing while saving a community landmark.

BUTTS COUNTY COURTHOUSE

Constructed in 1898, the Butts County Courthouse is the centerpiece of the Jackson town square. The purpose of this project was to restore the historic features of the building while transforming it from a judicial facility into an economic development and tourism center. The foundation was excavated and sealed to address moisture intrusion. The original beadboard ceiling was salvaged, repaired and replaced where needed. The original heart pine floors were uncovered and restored to their former glory. New doors were furnished and installed to match the original 1898 wooden doors that had been removed. Now home to the Development Authority, Chamber of Commerce, Visitor's Center, Historical Society, and Arts Council, the transformation of this historic structure shows the community's appreciation of Butts County's history and its commitment to the future.

DIXIE COTTON MILLS

The Dixie Cotton Mills were built and enlarged over a period of 50 years, with the original mill dating to 1896. While the mill operated until 2005, significant alterations in the 1970s destroyed many character-defining features of the exterior of the mill buildings. During the rehabilitation project, many of the previous alterations were undone: the non-historic smokestack, most recent accessory buildings, and additions were removed, and appropriate replacement windows were installed. The rehabilitation created 102 one- and two-bedroom apartments, bringing in new energy to the neighborhood and new residents within a mile of historic downtown LaGrange.

EXCELLENCE IN REHABILITATION

Fort Valley High School

FORT VALLEY, PEACH COUNTY



EXCELLENCE IN REHABILITATION

Butts County Courthouse

JACKSON, BUTTS COUNTY



EXCELLENCE IN REHABILITATION

Dixie Cotton Mills

LAGRANGE, TROUP COUNTY



EXCELLENCE IN REHABILITATION



Lemon Street School

MARIETTA, COBB COUNTY

LEMON STREET SCHOOL

Located on the site of the first public school for Black students in Marietta, the Lemon Street School was built in 1951 as an equalization school. It closed in 1971 and over the next 40 years, the school served as a community center, a small public library and, most recently, as a storage facility. At the urging of the Lemon Street Heritage Group, which included former educators, alumni and community leaders, the school system recognized the site's irreplaceable cultural and historic value and began rehabilitation in 2020. The historic character of the school was retained, including its distinctive brick, roofline and porch ironwork. The building reopened in February 2021 as the Woods-Wilkins Campus—the new home of Marietta High School's three nontraditional academic programs—serving almost 200 students and staff, day and night, six days a week.

EXCELLENCE IN REHABILITATION



Powell Hall

VALDOSTA STATE UNIVERSITY
VALDOSTA, LOWNDES COUNTY

POWELL HALL

VALDOSTA STATE UNIVERSITY

Powell Hall was originally constructed in 1940 as the campus library for Valdosta State University. The building, a Works Progress Administration project, was part of the Library Services Program that built 2,300 libraries across the United States. The recent renovation was undertaken as an interior restoration and adaptive reuse project. When the building was converted to a tiered lecture hall in 1978, the original reading room was cut off from the lobby. The original lobby and reading room have now been rehabilitated as a flexible recital hall. The solid masonry construction of this 1940s structure provides an acoustic separation between spaces which has enabled the integration of numerous practice rooms for individuals and ensembles, giving the building a new life and purpose.

EXCELLENCE IN PRESERVATION



The Fox Theatre's Moller Organ

ATLANTA, FULTON COUNTY

THE FOX THEATRE'S MOLLER ORGAN

Nationally recognized for its landmark building, the Fox Theatre and Fox Theatre Institute's stewardship also extends to its 1929 Moller Organ, lovingly known as "Mighty Mo." The organ was custom built at the M.P. Moller Organ factory in Maryland and was the second-largest theater organ in the world, featuring 3,634 pipes and 415 stops. By 2017, Mighty Mo's console was breaking down and required restoration. The A. E. Schlueter Pipe Organ Co. was identified in nearby Lithonia, Georgia to do the project. For one year, the team worked through the painstaking process of scraping through 12 layers of paint; repairing innumerable chips and scratches; processing dozens of paint samples; and restoring distinctive features. The Fox's ongoing commitment to preservation has guaranteed Mighty Mo's future enjoyment by Fox patrons for decades to come.

WASHINGTON STREET BUILDINGS

After a fire broke out in the Clarkesville Downtown Square in 2014, one historic building was completely lost and three more were significantly damaged. The water used to put the fire out caused even more damage and the buildings remained vacant for over a year. From 2016 to 2021, the Washington Street Buildings were rehabilitated. The three remaining buildings had their street-facing facades restored using historic photographs for reference. Thanks to the historic tax credits which provided the financing for this project, the city and development authority were able to save these buildings. Their loss would have drastically altered the historic square and destroyed the cohesion of the National Register Historic District. Now, the buildings house four new retail businesses with over \$1M in sales per year.

WHITFIELD COUNTY HISTORIC PRESERVATION COMMISSION

Reaching beyond the typical duties of a local commission, the Whitfield County Historic Preservation Commission has worked directly to identify, designate and preserve important properties and sites in Dalton and the surrounding county, including intact Civil War entrenchments and breastworks as well as cultural landscapes from prehistoric native histories and 19th century industrial history. Further work involved designating Prater's Mill as a local historic site and launching a master plan for that site's future preservation and development for economic viability. All these efforts were accomplished by the commission and partner organizations which found resources for volunteers, funding and interpretation to ensure protection and public access to these invaluable historic resources.

MIDTOWN HIGH SCHOOL

The Midtown High School campus in Atlanta consists of seven buildings constructed between 1922 and 2021, the earliest of which are attributed to architect Philip T. Shutze. Recently, Atlanta Public Schools undertook a SPLOST-funded project to restore several of the historic buildings and address the need for more classrooms with a sensitively designed addition. The exteriors of the 1924 classroom building, 1938 gym and 1970 performance gym were rehabilitated. The new addition was designed to be secondary and complementary to the historic buildings and is compatible in scale, proportion and materials. Atlanta Public Schools has demonstrated its stewardship of the property by giving new life to the century-old campus, ensuring its longevity through careful upkeep and thoughtful expansion.

EXCELLENCE IN PRESERVATION

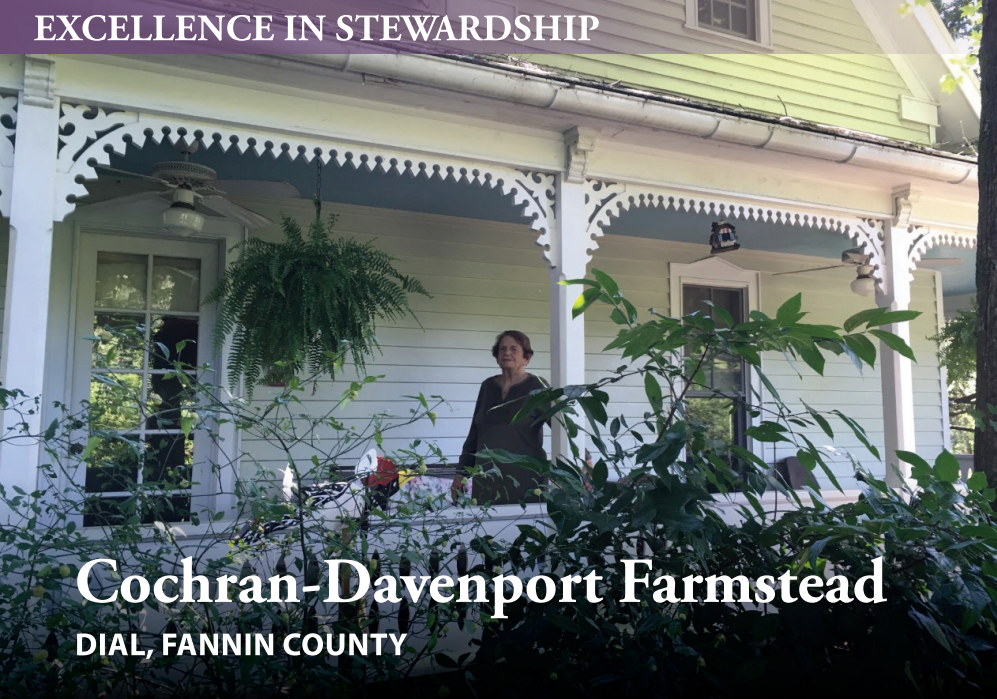


EXCELLENCE IN PRESERVATION SERVICE



EXCELLENCE IN STEWARDSHIP





Cochran-Davenport Farmstead

DIAL, FANNIN COUNTY

COCHRAN-DAVENPORT FARMSTEAD

Under the care and stewardship of Mrs. Elma Ettman, the Cochran-Davenport Farmstead has been uniquely protected for nearly 40 years. Mrs. Ettman, who purchased the 1885 farmstead to ensure its preservation, has worked to reconstitute nearly 17 acres of the original property while maintaining and preserving a collection of eight buildings and landscape features indicative of a 19th-century mountain farmstead. The collection of original buildings includes an apple house-root cellar, smokehouse, corn crib, barn and a spring house. The property also includes two pastures, a wildflower garden, remnants of a water wheel and a family cemetery. In 1987, the main house burned to the ground and was completely rebuilt with painstaking detail. Last year, Mrs. Ettman donated a conservation easement to The Georgia Trust, ensuring the property will remain protected in perpetuity.



Richland Restoration League

JEFFERSONVILLE, TWIGGS COUNTY

RICHLAND RESTORATION LEAGUE

Richland Baptist Church was constituted in 1811, and the current sanctuary was constructed in 1844. For a century, the church was a place of worship for the Richland Creek community, a small community in Twiggs County, Georgia. Services were discontinued at the church in 1911, leaving it vacant and vulnerable to deterioration. The Richland Restoration League was formed in 1948, undertaking significant restoration of the church and managing its ongoing preservation for over 70 years. Recently, the League was able to provide major structural restoration to the church and has begun repairs to the cemetery. Through community Christmas services, an annual homecoming, and other interpretive events, the Richland Restoration League keeps the history of this remarkable landmark alive.



Humanities Hall

OXFORD COLLEGE OF EMORY UNIVERSITY
OXFORD, NEWTON COUNTY

HUMANITIES HALL OXFORD COLLEGE OF EMORY UNIVERSITY

Built in 1874 on the original campus of Emory College in Oxford, Humanities Hall is one of the premier academic buildings on the quad. After almost 150 years of continuous use and a variety of partial remodeling projects, Humanities Hall underwent a thorough rehabilitation to reveal, preserve and celebrate the original fabric of the building, while sensitively inserting new classrooms and a state-of-the-art academic setting that can be used long into the future. This project took a well-used but outdated building and turned it into a character-filled space for learning. As with all of its historic properties, Emory protects the legacy of its Oxford campus with the ongoing restoration, modernization and care of its buildings.

CLARK HALL, SCAD

Home to the Savannah College of Art and Design's School of Building Arts, Clark Hall was constructed in 1887 by the Central of Georgia Railway as an administrative building. SCAD demonstrated its commitment and ongoing stewardship of the building with a two-year, \$16-million renovation that included a meticulous exterior restoration and interior rehabilitation. The work involved façade cleaning, general masonry repair, and window restoration. Several missing historical elements were replaced using a combination of physical evidence and historic photos. The interior space was elevated into an energy-efficient learning space tailored to the needs of the students. The overall impact of this project has been substantial for both the SCAD community and for the Central of Georgia National Historic Landmark District.

GEORGIA HISTORICAL SOCIETY RESEARCH CENTER

Hodgson Hall is the Georgia Historical Society's Research Center, housing the oldest collections related to Georgia's history. Built in 1876, it is listed in the National Register of Historic Places. In 2019, the Georgia Historical Society launched a renovation and expansion project that included an interior restoration of the original building, new archival space and courtyard design, and a new "hyphen" to connect the Annex. In total, the project consisted of three strategically-fused buildings, each constructed in different eras, that created the need to incorporate modern advancements in architecture and building methods. The Georgia Historical Society's longtime stewardship of Hodgson Hall, and the research center's evolution, will ensure the safety, security and longevity of many of Georgia's historic treasures.

TOCCOA TRAIN DEPOT AND PLATFORM

The historic Toccoa Train Depot, constructed in 1915, is now home to the Chamber of Commerce, Welcome Center, Currahee Military Museum, Stephens County Historical Society, and an active Amtrak Station. In 2005, the City of Toccoa revitalized the exterior of the historic Train Depot; however, the passenger platform remained in disrepair. The concrete was cracked and below acceptable for ADA standards. In 2020, the City of Toccoa was able to secure an agreement with Amtrak to renovate the platform with multiple upgrades: a fully-ADA accessible platform, twenty historically inspired lights, and new signage for public interpretation. The fully revitalized Toccoa Train Depot and Platform have become a focal point for community locals and visitors alike.

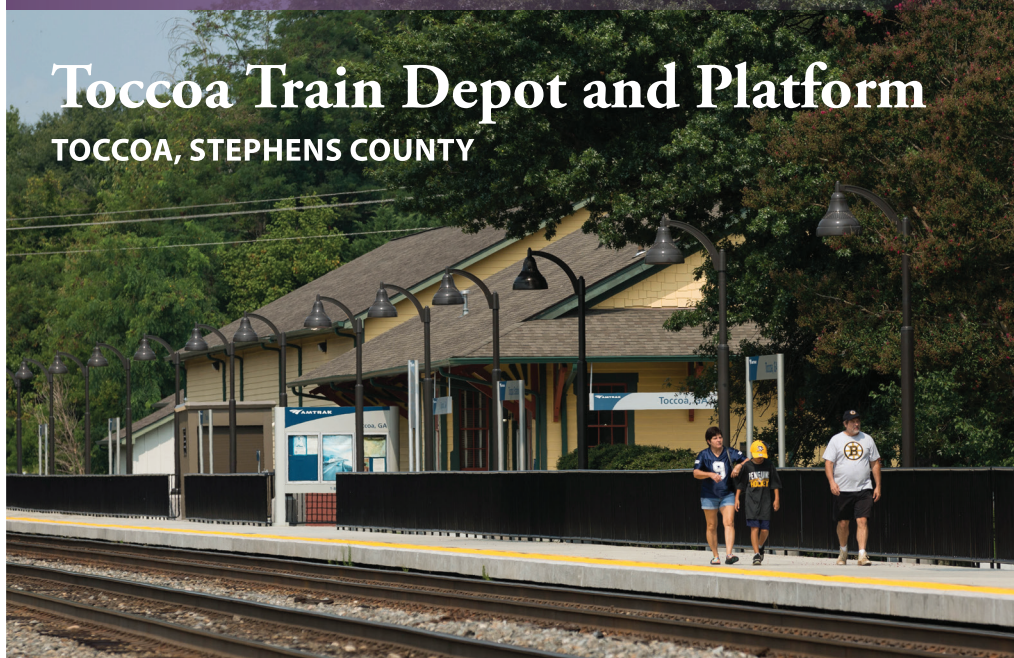
EXCELLENCE IN STEWARDSHIP



EXCELLENCE IN STEWARDSHIP



EXCELLENCE IN STEWARDSHIP





Paula and Larry Knox
AUGUSTA, RICHMOND COUNTY

PAULA AND LARRY KNOX

Before moving to Augusta in 2002, Paula and Larry were active volunteers in several organizations in Atlanta. Paula's love of history and architecture led her to the Atlanta History Center where she served as a docent at the Swan House for several years. In Augusta, they became involved with Historic Augusta, where Paula has served in a number of capacities on the Board of Trustees and Executive Committee and is the immediate past president. Paula and Larry continue to be generous in their support of Historic Augusta. Since 2021 Paula has also served on The Georgia Trust Board of Trustees. As the chairs of the Augusta Spring Ramble, Paula and Larry worked tirelessly over the last three years to plan a Ramble that was repeatedly canceled due to COVID. Despite that, they stayed steadfast in their commitment and the Spring Ramble finally came to fruition in 2022.

REVOLVING FUND

Sell your historic property through the Trust's Revolving Fund (and protect it forever)

How does it work? The Georgia Trust's Revolving Fund program connects owners of historic properties with buyers who agree to maintain the historic character of the building or rehabilitate if needed. Our Revolving Fund program achieves this goal by marketing the property nationally to locate a preservation-minded buyer who agrees to preserve and maintain the structure.

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The Kyte House in Forsyth, Georgia, was sold and rehabilitated through the Trust's Revolving Fund. An easement protects the property in perpetuity.

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CARROLLTON, c. 1957 This restored home designed by architects Ivey & Crook recalls a simpler time. Greenbelt access. Flemish bond brick, slate roof, marble & hardwood floors, high ceilings, 14 spacious rooms, 4.5 baths, 2 porches, private terrace, 2.3 acres (3.6 more acres optional); 48 miles to ATL airport. "Carrollton is a comfortable place with a handsome old downtown... but it was the ease of striking up conversation that touched my heart." – Garrison Keillor. \$1,100,000. Contact Antoinette Goodrich, 276-206-0810, www.2002maple.com, antoinettegoodrich@comcast.net.



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WARTHEN, c. 1916 This Neoclassical home is the Grande Dame of historical Warthen, GA. Located equidistant among Atlanta, Athens, Macon, Augusta, and Savannah, Warthen is the quintessential location for anyone looking to own a remarkable get away home or even the person who wants to start a quaint "Bed 'n' Breakfast" for tourists traveling through the area. Full of original charm from the hand-engraved entrance door to the original heart of pine hardwood floors throughout and oversized living and bedroom spaces. First floor features 2 gas-burning double-sided fireplaces w/ original mantles and showstopper u-shaped staircase. 2nd floor would be ideal for an in-law or additional suite w/ its secondary kitchen retrofitted for this level. \$375,000. Contact Skylar Brillante, Harry Norman, Realtors, 678-896-3997, skylar.brillante@harrynorman.com.

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