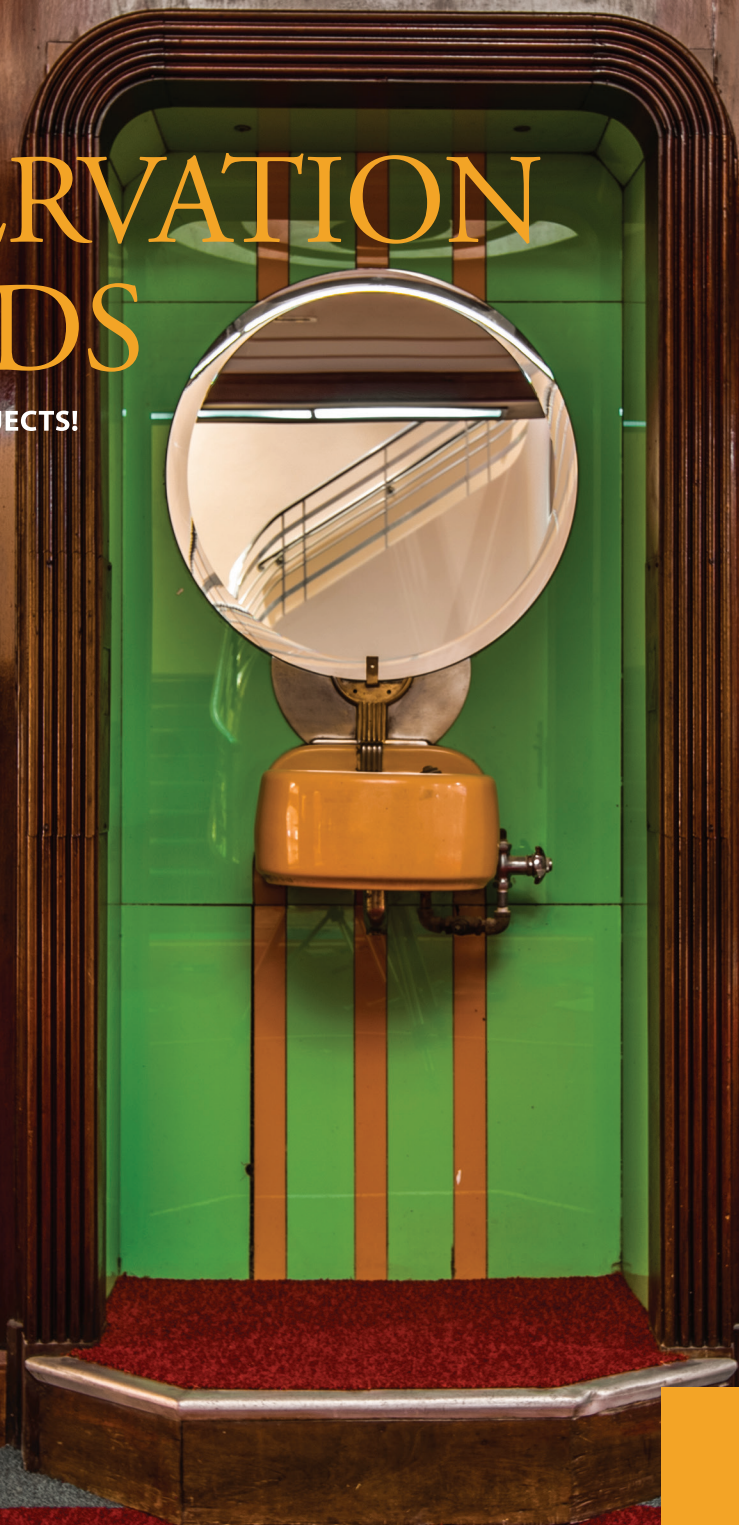


THE RAMBLER

SUMMER 2018 | VOL. 45 NO. 2

2018 PRESERVATION AWARDS

SEE THE STATE'S TOP PROJECTS!



ALSO INSIDE

**Georgia Trust
Acquires Atlanta
Beltline Properties
for Rehabilitation,
Affordable Housing**



THE
GEORGIA TRUST
for HISTORIC PRESERVATION

HISTORIC MILLER THEATER *is* THE SHOW

As you can see in these pages of the *Rambler*, the 2018 Preservation Awards were of exceptional quality. Each year from the pool of award winners, the Georgia Trust Board selects one award to receive the prestigious Marguerite Williams Award. The criteria for this top honor is that it should be the project which has had the greatest impact on historic preservation in the state.

Our Board of Trustees selected the Miller Theater in Augusta for the Marguerite Williams Award because the Miller Theater rehabilitation was accomplished using virtually every tool in the preservation toolbox. This \$23 million project was the result of a generous gift of the building by philanthropist Peter Knox, \$9 million in charitable gifts, \$5.14 million from SPLOST funds, \$4.71 million in federal tax credits, \$3.76 million in state tax credits and 100 volunteers who put in 20,000 hours of time of dedicated service. This project has catalyzed tremendous investment in the arts and entertainment district in downtown Augusta, including creation of the Knox Music Institute, relocation of the Morris Museum of Art, and of course, a home for the Augusta Symphony.

On top of all of this, the Historic Miller Theater is a shining example of Art Deco/Moderne architecture, and its rehabilitation was expertly executed. The Trust strongly advises our members to visit Augusta to see a show at the historic Miller Theater to experience it for yourself. A performance schedule can be found at millertheateraugusta.com. 

Mark C. McDonald



Mark C. McDonald
President & CEO



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The Rambler is a quarterly publication of The Georgia Trust for Historic Preservation, one of the country's largest statewide preservation organizations. The Trust works to protect and preserve Georgia's historic resources and diverse cultural heritage.

The Rambler seeks to increase public awareness and understanding of preservation's economic impact on community revitalization and quality of life by highlighting current challenges, recent success stories and how the Trust is active in Georgia's preservation efforts statewide.

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

ON THE COVER

Drinking fountain at the historic Miller Theater in Augusta, Georgia after rehabilitation

Commissioned in 1938, the Miller Theater opened to a sold out audience in 1940. Its rehabilitation received the 2018 Margerite Williams Award at the Trust's 41st annual Preservation Awards ceremony. Read more about this historic theater on page 4.



BEFORE REHABILITATION



ABOVE: This two-bedroom bungalow in Mozley Park was built in the 1920s and contains 1,300 square feet.



ABOVE RIGHT: Located adjacent to the Westside Beltline, this house in Washington Park contains 1,500 square feet with three bedrooms.

through The Georgia Trust's Revolving Fund program, which provides effective alternatives to demolition or neglect of architecturally and historically significant properties. 🏠

For more information about these houses and our exciting endeavor, visit GeorgiaTrust.org.

West Atlanta Preservation Initiative

GEORGIA TRUST ACQUIRES BELTLINE PROPERTIES FOR REHABILITATION, AFFORDABLE HOUSING

The Georgia Trust purchased three Beltline properties in West Atlanta that we plan to rehabilitate and sell back to the community as affordable housing. Two of the properties are houses that the Trust will rehabilitate; the third property is an undeveloped lot on which the Trust will construct a new house that is affordable, environmentally sustainable and architecturally compatible with the historic neighborhood. After construction is completed, all three houses will be made available for purchase as affordable housing



HAY HOUSE

Lord Byron Window Returns to Hay House

The Lord Byron window has returned to Hay House cleaner and brighter than before, and its mirror image once again projects in late afternoon sunlight on the adjacent wall as it did for 156 years before. Damaged by a storm in July 2016, the window was removed from Hay House and restored by Nigel Johnson of Cohoes Stained Glass in Cohoes, New York. The project took 14 months, in which time, the window was disassembled and put back together, completely releaded and recamed. Shattered pieces were edge-glued, and the few pieces that could not be restored were replicated. Some pieces removed in 2006 were restored as well.

The leading expert on American stained glass studied the window in Johnson's studio and adjudged it to be the work of the first American stained glass makers: the Scottish Gibson brothers, who established a manufactory in New York City in 1833. 🏠



PRESERVATION AWARDS

Each year since 1978, The Georgia Trust has recognized and honored projects and individuals who have contributed to the excellence of preservation in Georgia. More than 40 years later, the goals of the preservation movement—and of these awards—remain as relevant today: to recognize our history and improve the quality of life in our downtowns and throughout Georgia. We also recognize individuals and projects with our highest awards: the **Marguerite Williams Award**, presented annually to the project that has had the greatest impact on preservation in the state; the **Chairman's Award** chosen by the Georgia Trust Chair; **Camille W. Yow Volunteer of the Year Award**; the **Mary Gregory Jewett Award for Lifetime Preservation Service**; and the **Senator George Hooks Award** that recognizes excellence in public leadership in Georgia.

MARGUERITE WILLIAMS AWARD

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

Miller Theater

AUGUSTA, RICHMOND COUNTY



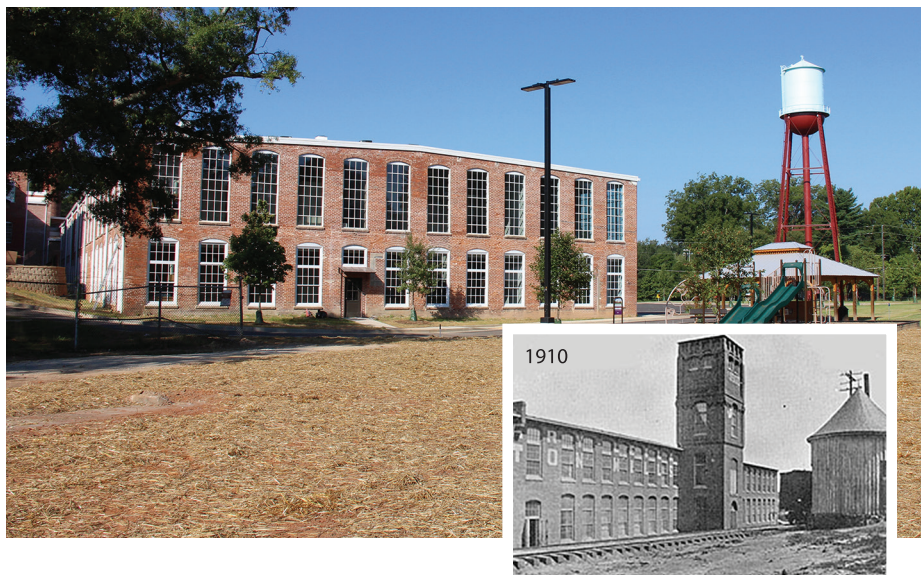
The Miller Theater was recognized for the community's innovative use of virtually every preservation technique and program to pull off this astounding rehabilitation. The project is an outstanding example of community organizations and individuals coming together to create a facility that will have a lasting impact on the city of Augusta. The Art Moderne theater was commissioned in 1938 and opened to a sold-out audience of 1,600 in 1940. It closed in 1983 but was acquired by the Augusta Symphony Orchestra in 2011. The project is the result of a \$23 million capital campaign. Nearly every surface of the building was impacted by the rehabilitation, which has already spurred intense re-development in downtown Augusta.

Mary-Leila Lofts

CHAIRMAN'S AWARD

GREENSBORO, GREENE COUNTY

The former Mary-Leila Cotton Mill opened in 1900 for the manufacture of cotton sheeting. It was a major employer in Greene County until its closure in the early 2000s. In 2015, the property was purchased by an Atlanta-based development team and rehabilitated as an affordable, green, loft apartment community close to downtown Greensboro. The project achieved EarthCraft Communities, Multifamily, and Sustainable Preservation certifications from Southface. This \$15 million rehabilitation project created 71 energy-efficient, affordable apartments for working families while also preserving an important aspect of the community's past.



EXCELLENCE IN RESTORATION

AB&A Historic Train Depot

FITZGERALD, BEN HILL COUNTY

The Atlanta, Birmingham & Atlantic Railroad Depot was built at the turn of the 20th century in the Spanish Mission Revival style. The City of Fitzgerald restored the depot, with the help of GDOT and SPLOST funds, as a center for tourism and repository for the city's history. This restoration project included removing all non-historic building materials that had been added over the years and restoring original features including all beams and columns, wood floors, limestone lintels and the original staircase. It currently houses the Blue & Gray Museum and includes historic exhibits, a genealogy room and a space for conferences and tourism office.



Cassina Garden Club Tabby Cabins

ST. SIMONS ISLAND, GLYNN COUNTY

Cassina Garden Club began restoring two tabby cabins in 2014 in fulfillment of their goal to preserve and make available for tours the unique historic resources that now serve as headquarters for the club. Built in the early 1800s for enslaved persons from Hamilton Plantation, the cabins were made of tabby and divided into two units with a central chimney and a tabby partition. Following a great deal of research, the extensive restoration now interprets one cabin as it appeared in the 1830s and one in the 1870s during the post-emancipation "Mill Days" period.



Beeson Hall, Georgia College & State University

MILLEDGEVILLE, BALDWIN COUNTY

Beeson Hall, designed by W. Elliott Dunwody, Jr., was originally constructed as a women's dormitory in 1937. The building had not received any major rehabilitation work since that time and was eventually vacated in 2000. In 2015, a rehabilitation was undertaken. The building had been updated to accommodate new codes and different uses; however, much of the original plan, as well as features including the plaster, doors and windows, were retained and restored. The completed rehabilitation provides the school with a new campus resource to promote teaching and learning for STEM oriented programs while preserving the architectural character of the historic campus core.



Benjamin Franklin Jones House

AUGUSTA, RICHMOND COUNTY

The Benjamin Franklin Jones House in Augusta's Summerville Historic District was built in 1892 and later purchased by its namesake, who was head of the Jones and Laughlin Steel Corporation in Pennsylvania. After passing through several owners, the house became vacant and in a state of disrepair in 2014. It was placed on Historic Augusta Foundation's Endangered Properties List in 2015 and was purchased by private owners who took on the challenge of rehabilitating it. The rehabilitation of the property extended to the grounds, too, and once again the house stands prominently on Milledge Road.



Carter Hall, Covenant College

LOOKOUT MOUNTAIN, WALKER COUNTY

Built as a luxury hotel in 1928, Carter Hall now serves Covenant College. It became a school in 1964 and underwent several renovations over time, removing much of its historic fabric. In 2015, a rehabilitation project began that included removing non-historic materials, returning the original window configuration, repair and replacement where necessary of original Ludowici tile roofing, installation of a fire sprinkler system, reopening original exterior porches, returning the façade's half-timbering, and most noticeably, reconstructing a tower and cupola that had been removed in the 1970s.



Davis Hall, South Georgia State College

DOUGLAS, COFFEE COUNTY

Davis Hall was constructed in 1907 as one of the three original buildings for the institution that later became South Georgia College. It originally served as a girls' dormitory, but after a major renovation in the 1970s, it was converted to a classroom and office building. An extensive rehabilitation was undertaken to transform Davis Hall into an efficient and functional facility for the college while restoring as many historic features as possible. While many changes had been made, historic photographs were used to determine original finishes. Now Davis Hall has set an example as the first of three original buildings on the campus to undergo a transformative and successful rehabilitation.



Harrington School

ST. SIMONS ISLAND, GLYNN COUNTY

Built in the 1920s, the Harrington School served as the main educational structure for three African-American communities on St. Simons Island. After being listed as a 2010 *Place in Peril*, the building underwent a significant rehabilitation that took seven years to complete. The project would not have been successful without the stewardship of the St. Simons African American Heritage Coalition; Friends of Harrington School; Patty Deveau, President of the Friends of Harrington School; and Emory Rooks, a former student of the school who led the charge for its rehabilitation.



Hermes-Gottlieb's Bakery and Residence

SAVANNAH, CHATHAM COUNTY

This 1897 Queen Anne corner store was originally built for the Hermes Bakery, with a residence above for the family. It later became Gottlieb's Bakery in 1929 until the business closed in 1985 in this location. The building experienced several alterations and additions over the years, which a recent rehabilitation worked to reverse. All non-historic alterations and materials were removed and original features were restored or replicated. Aluminum siding was removed, revealing the original second story porch which was replaced. The metal roof was also fully restored. On the interior, the plaster, floors and tin metal ceiling were restored. The completed project now features a commercial store on the ground floor with apartment space above.



Historic Macon Foundation Headquarters

MACON, BIBB COUNTY

Macon's outstanding preservation organization, Historic Macon Foundation (HMF), made its new home in a 1908 commercial building in the city's downtown after a substantial adaptive reuse project. The building served as a cotton warehouse, offices, storage, a garage, a produce company, and a boxing club before being vacated. HMF practiced what they preach and utilized historic tax credits to finance the project. Not only have they created a beautiful and functional space for their growing organization, but also have taken part in the kind of preservation that has had such a large impact on Macon.



Howard Warner Building

NEWMAN, COWETA COUNTY

Constructed in 1935, the Howard Warner Building originally served as Coweta County's African American High School in Newnan. The school was named after Professor Howard Wallace Warner who lived a life dedicated to children's education. The facility holds a special place in the lives of many Newnan citizens who desired to see their former school restored. In an effort to make this happen, the residents approved SPLOST funds to cover a large portion of the construction costs. The property has now been rehabilitated as a community center that provides a safe haven and a place of positive influence for youth and allows the legacy of Howard Warner to live on for generations to come.



Class photo, c. 1948

James and Olive Porter House

MACON, BIBB COUNTY

Completed in 1928 for James Hyde Porter, a vice president of the Bibb Manufacturing Company, this house was originally located in a rural portion of south Bibb County. In 2012, the house was threatened with demolition after being acquired by a church. The Porter Charitable Trust and Historic Macon Foundation were able to broker a deal between the church and Wesleyan College to move the house. Wesleyan College proceeded with a full rehabilitation, and the building now houses meeting and event space, as well as a collection of Mr. Porter's items. Despite being moved, which is not typically encouraged, the Georgia Historic Preservation Division determined that the Porter House was outstandingly significant and had enough integrity to merit listing in the National Register of Historic Places.



Rear facade, c. 1928

King Hall, Abraham Baldwin Agricultural College

TIFTON, TIFT COUNTY

Constructed in the 1930s as a Works Progress Administration building and campus library, King Hall now houses six classrooms and twelve office spaces for Abraham Baldwin Agricultural College. The building's interior was remodeled several times over the years, and many of the original finishes were removed or covered up. In the rehabilitation, the project team strove to maintain as many of King Hall's remaining historic features as possible. Historical elements were reused, including all interior trim and several interior, solid wood doors. Non-historic windows were replaced with new wood windows to match the original. Extensive work was also done to replicate the original front entrance.



The Grey

SAVANNAH, CHATHAM COUNTY

Constructed in the late 1930s, this former Greyhound Bus Depot was designed in the Streamline Moderne style by architect George D. Brown. After sitting vacant for several years, the property has now been rehabilitated into a nationally acclaimed restaurant. The project included the rehabilitation and reuse of many historic elements of the original bus station. The boiler room and women's restroom have been re-purposed into private dining rooms while the refurbished ticket booth now stars as an open kitchen, giving this historic spot a savvy modern twist that attracts visitors from near and far.



Watkinson & Company Grocers Building

AUGUSTA, RICHMOND COUNTY

Built c. 1900, this building was originally occupied by Watkinson & Company Grocers with residential tenants occupying the second floor. The property was suffering demolition by neglect but was purchased by preservation minded buyers who have already made a substantial financial investment in Augusta's downtown historic district. Utilizing historic tax credits, the rehabilitation retained original character defining features and materials and now acts as an anchor for the block it is located on. This created a new commercial space with a secured tenant on the first floor and a residential income producing apartment above.



EXCELLENCE IN REHABILITATION

Wild Leap Brew Co.

LAGRANGE, TROUP COUNTY

Wild Leap Brew Co. breathed new life into a mid-century commercial building in downtown LaGrange. Built in 1948 as a car dealership, it later became a tire company. In 2008, it was sold to the Callaway Foundation and was used periodically by the local Junior League. Wild Leap began rehabilitating the property in 2017 and included many features to make it as energy efficient as possible. Today it is a local gathering spot and has given rise to other rehabilitation and investment in the neighborhood.



EXCELLENCE IN PRESERVATION

Oconee Brewing Company

GREENSBORO, GREENE COUNTY

The brick warehouse that the Oconee Brewing Company occupies today was originally built for the Mary-Leila Cotton Mill at the turn of the 20th century. In later years, it was used as a soft drink bottling and distribution center for the Greensboro Electric Bottling Company. In 2013, it was purchased by the Oconee Brewing Company with plans to reuse the space for their brewery operation. In 2014, the city declared it a blighted property. Despite great preservation challenges, Oconee Brewing Company successfully and sensitively incorporated a new structure into a ruined site and today the contrast between old and new is intriguing and welcoming.



PRESERVATION HEROES

Phyllis & Marvin Hughes

Excellence in Preservation Service

Over the past 30 years, Phyllis and Marvin Hughes have led the preservation effort in Gwinnett County. Their passion for natural and cultural resources is evident in their dedication to the preservation of the land associated with the Elisha Winn House, the Parks-Strickland Complex, and the Isaac Adair House and Commissary. Through their hard work, these properties have been preserved for the enjoyment and education of generations to come.



Nell & William Magruder

Excellence in Preservation Service

In addition to Nell's service on the Board of Trustees from 1998-2004, Bill and Nell's dedication to preservation is clear in their community activism on behalf of projects like the Canton Grammar School, a 2010 *Place in Peril*, and their commitment to the stewardship of their historic home in Canton, which has remained in Nell's family since it was built. They are strong supporters of The Georgia Trust's Revolving Fund, donating a property to the Trust in 1997, and have contributed to a number of Trust programs.



William B. Peard

Excellence in Preservation Service

Bill Peard is a longtime supporter of The Georgia Trust. He joined the Board of Trustees in 2012. He has served as Treasurer and Chair of the Finance Committee, as well as on the Revolving Fund and *Places in Peril* committees. From 2015-2017, he served as Chairman of the Board of Trustees, and he currently chairs the Trust's Nominating Committee. Bill has been the primary proponent of the Trust's recently announced West Atlanta Preservation Initiative and last year's Southwest Atlanta Expedition.



Junior League of Athens/Taylor-Grady House

ATHENS, CLARKE COUNTY

In 1966, the Junior Assembly (now known as the Junior League of Athens) took stewardship of the 1845 Taylor-Grady House, a classic Greek Revival house in Athens. The intrepid ladies took immediate action to preserve the house with a large renovation ending in 1967. In 1976, the property was declared a National Historic Landmark. Today it functions as a museum and event venue. The Junior League maintains a committee whose charge is overseeing the preservation of the building. The ongoing stewardship of the Taylor-Grady house allows the Junior League to give back to their local community in a unique and powerful way.



Oconee County Board of Commissioners/ Eagle Tavern Museum

WATKINSVILLE, OCONEE COUNTY

The Eagle Tavern opened in 1801 as a stage coach stop and tavern and is one of the earliest surviving structures in Oconee County. The building was restored by the Georgia Historical Commission in 1963, after which the Oconee County Board of Commissioners was awarded ownership. The Board has maintained the preservation of the building since then and has been an integral part of the preservation through historical programs and financial support. Now a museum, Eagle Tavern remains on its original site in downtown Watkinsville and is a historic reminder of early 18th-19th century life.



Anthony Chanudet

Camille W. Yow Volunteer of the Year Award

Anthony Chanudet has been a dedicated Georgia Trust volunteer since 2011 when he moved to Atlanta. He has attended nearly every Trust event since that time. Anthony always maintains a positive attitude and great enthusiasm in every task he is given; from parking cars at a historic site to bartending at a Ramble dinner or putting out directional signs. As a native of Pennsylvania, Anthony enjoys his time with the Trust and learning more about the history of Georgia and its architecture.



Senator Johnny Isakson

Senator George Hooks Award

Due to the leadership of Senator Johnny Isakson and his staff, the highly successful Federal Historic Preservation Tax Credit, which was threatened with being eliminated during the recent tax reform, was ultimately saved. Senator Isakson's career in the real estate industry gave him the necessary insight to appreciate this powerful economic development tool, and his position on the Senate Committee in Finance allowed him to play a key role in ensuring provisions for its retention.



Richard Laub

Mary Gregory Jewett Award

There are few individuals who have made more of an impact on preservation in Georgia than Richard Laub. Richard served as the full-time director of the Master of Heritage Preservation program at Georgia State University from 2001–2017. Serving as professor, mentor and booster for hundreds of students, Richard has helped develop a generation of preservationists now serving across the country.



REVOLVING FUND PROPERTIES *for SALE*

Own a piece of Georgia history!

For more information and photos of the Trust's Revolving Fund properties, visit GeorgiaTrust.org or contact Ben Sutton, 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.



NEW LISTING

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 on the interior, updated electrical service, and a new well. \$30,000.



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.



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.



REDUCED

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 & pediment. 3,800 sq. ft. 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. Now \$39,000.



NEW LISTING

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.

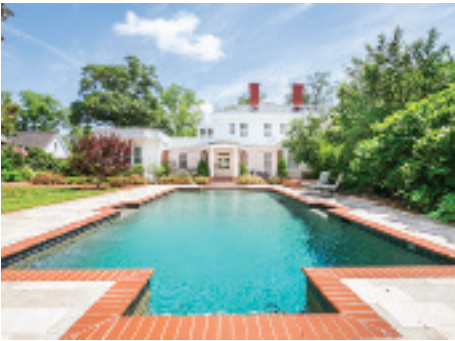


ROSSITER-LITTLE HOUSE, c. 1779 Sparta, GA. Considered one of the oldest houses in Sparta, the Rossiter-Little House was constructed by Dr. Timothy Rossiter. The two front wings were added before the Civil War. The Rossiter-Little House was documented by the Historic American Buildings Survey in the 1930s. 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.

HISTORIC PROPERTIES *for* SALE

Learn more about these historic properties for sale at GeorgiaTrust.org.

To advertise your historic property to a statewide audience, visit GeorgiaTrust.org or contact Traci Clark at 404-885-7802, tclark@georgiatruster.org.



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 \$3,000,000. 485 Old Post Road. Contact Rhonda Smith, Algin Realty, 706-319-7980 or rsmithspa@yahoo.com.



MACON, c. 1908 Designed and built by famous Macon architect Alexander Blair, who designed Macon's Grand Opera House, this Napier Heights home was Blair's personal residence until the mid-20th century. Retains historic features – parquet floors, mantels, and trim. Remnants of Prohibition, including a whisky still and a corn husking room in the attic – reveal this unsuspecting house was once a bootlegger's paradise! 3BR/2BA, 1704 sq. ft. Sold AS-IS. \$40,000. Contact Historic Macon Foundation, 478-742-5084 or info@historicmacon.org.



CARTERSVILLE, c. 1890 Downtown Historic District Cartersville – Completely renovated this 5 bedroom, 2.5 bathroom home built in 1890 has a new kitchen, new bathrooms, and new exterior paint. Features: quartzite countertops with marble backsplash, Thermador appliances, heart pine floors, one functional fireplace in the family room and 6 decorative fireplaces, new irrigation system, sod, and landscaping. 0.51 acre lot. \$599,000. Contact Raborn Taylor III, George F. Willis, Realty, 770-382-0058 or rt3@gfwillis.com.



MARIETTA, c. 1838 Historic Oakton House and Gardens, built in 1838, is the oldest residence in Marietta GA. Minutes from Marietta's bustling town square lined with shops, breweries & restaurants. Historic Marietta is a mere 30 minutes from the heart of Atlanta. Living at Oakton, you will enjoy coffee in the mornings looking out at Kennesaw Mountain from your kitchen table. In the evenings, enjoy a glass of wine on your expansive front porch while looking onto your 5+ acres of old growth trees. Oakton abounds with original architectural details, 5 bedrooms, a new kitchen, large pool and more. \$1,999,999. Contact Michelle Slater, Keller Williams, 770-866-0041 or michellekingslater@kw.com.



SANDY SPRINGS, c. 1935 This gorgeous historic home was built in 1935 with original granite masonry and log construction and has the charm and character of a mountain vacation retreat. Located on 1 acre sitting on one of the highest points in Fulton County, surrounded by gardens. Hand hewn granite cobblestone motor court. This home has been in private ownership for over 80 years and is looking for its next owners to enjoy it and make it their own. \$559,000. Contact Anne Voyles, Dorsey Alston Realtors, 770-317-7372 or annevoyles@dorseyalston.com.

IN THE TRADE



Currently working on the restoration of Hay House's third level are **Christopher Mills** (left), owner of Christopher Mills Conservation Services, and **Andy Compton**, owner of Compton Studios.

Christopher Mills has worked as an architectural conservator for more than 15 years with emphasis on the conservation, recovery and re-installation of period finishes in museums, state capitols, churches and theaters throughout the U.S.

In recent years, he has researched and developed handmade period finishes using traditional methods and tools for installation in historic landmarks such as Montpelier, Stratford Hall Plantation, period rooms at the Metropolitan Museum of Art (NYC) and Mount Vernon.

In 1993, Andy Compton received Advanced Certification with Distinction from the City and Guilds of London and North America for the Restoration and Reproduction of the Decorative Arts. Andy now applies 25 years of experience to some of America's most important architecture including the U.S. Capitol, Mount Vernon, Monticello and Hay House.

Collectively Chris and Andy have more than 30 years of experience with 18th and 19th century finishes, and they recently collaborated on the West Parlor Project at Mount Vernon.

They are combining their unique individual talents and experiences to preserve the delicate historic fabric and recreate finishes that reflect the Johnston era of the 1860s at this Georgia Trust property.



The Georgia Trust for Historic Preservation KEYSTONE SOCIETY

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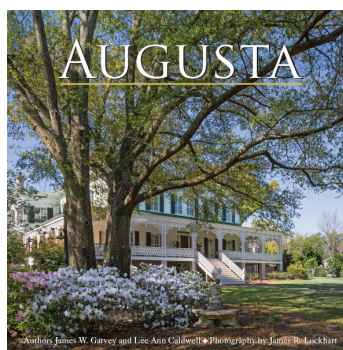
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UPDATE



Foster-Thomason-Miller House MADISON, MORGAN COUNTY

Through their newly developed Endangered Properties Revolving Fund, the Madison-Morgan Conservancy purchased the Foster-Thomason-Miller House, with plans to stabilize and market it to a conservation buyer who will agree to rehabilitate it to certain standards. This comes on the heels of Madison City Council's recent vote to rezone ten acres behind the house for an R-4 residential development. "The Conservancy's wish is to own the entire twelve-acre parcel in order to protect the open space associated with this landmark property," said Executive Director Christine McCauley Watts. "But being able to protect the house is a pressing need we can fulfill immediately."





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