

THE RAMBLER

THE QUARTERLY PUBLICATION OF THE GEORGIA TRUST FOR HISTORIC PRESERVATION

WINTER 2022 | VOL. 48 NO. 4

10 PLACES *in* PERIL

TEN HISTORIC PLACES THAT NEED YOUR HELP



THE
GEORGIA TRUST
for HISTORIC PRESERVATION

GEORGIA STATE HISTORIC TAX CREDIT SET TO EXPIRE

We need your help to save it!

In the practice of historic preservation, there are many tools to help us accomplish our mission. Local and national historic districts are one of the oldest and most effective ways to protect neighborhoods and commercial areas. Revolving Funds began in Charleston and Savannah in the mid-twentieth century and are now widely and strategically used in Americus, Augusta, Columbus, Macon, Madison, Savannah and across our state by the Georgia Trust.

Places in Peril or Endangered Properties lists are also valuable ways of bringing attention to blighted properties or those facing development pressure. Federal laws such as Section 106 of the Historic Preservation Act of 1966 is a powerful mechanism for protecting historic sites from federal action that might cause an adverse impact on these sites.

Of all these tools, some of the strongest are the Federal and State Rehabilitation Tax Credits. The federal credit offers a 20% credit against a building owner's tax liability when that owner takes on a historic rehabilitation. The Georgia tax credit, which has been a part of state law for 20 years, grants a 25% tax credit against Georgia income tax liability. These two programs have had a dramatic, positive effect on Georgia towns and cities.

Unfortunately, in last year's session, a bill passed which will eliminate the Georgia Historic Tax Credit at the end of 2022. We are asking our members to contact their legislators and senators and ask them to renew this important preservation tool by voting to enact House Bill 469. We need your help and thank you! 🏠

Mark C. McDonald



Mark C. McDonald
President & CEO



The Good Shepherd Episcopal School (*pictured on front*) and the adjacent church (*pictured at left*) are all that remain of the historic Pennick community, a settlement of the descendants of freed men and women in Brunswick, Georgia. *Read more about it on page 9.*

*Cover image by Halston Pitman/
Walter Sippel/MotorSportMedia*

 ON THE COVER



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The Rambler is a quarterly publication of The Georgia Trust for Historic Preservation, one of the country's leading statewide preservation organizations. The Trust works for the preservation and revitalization of Georgia's diverse historic resources and advocate their appreciation, protection and use.

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@georgiastatrust.org or 404-885-7818 with your new address.

HISTORIC PRESERVATION INSTITUTE

Georgia Trust GREEN Workshop

MARCH 16, 2022, 6-8 P.M. | VIRTUAL

Want to improve your historic home's energy efficiency? Make plans to join us at our next Georgia Trust GREEN Workshop. Designed for anyone interested in energy conservation and historic preservation—particularly homeowners looking to improve their historic home's energy efficiency—this workshop will provide an overview of the Georgia Trust GREEN program, which follows a three-step process to educate, guide, and certify sustainability improvements for historic homes.

Georgia Trust GREEN combines advocacy and education to provide homeowners with the necessary tools to make significant and verifiable improvements to their home's energy efficiency while maintaining its historic integrity. The workshop will cover many details, including the specific checklist that has been developed, how to set up a professional assessment if you want one, and how to document the improvements made to your home.

The Redmond-Hickman House in Augusta recently underwent the Georgia Trust GREEN certification process, making it the first house in the state to complete the program.

The house will be open for tours during the Spring Ramble in Augusta, April 22-24.



Learn more and register for the next Georgia Trust GREEN Workshop at GeorgiaTrust.org.

Mark your calendars!

TOAST & TASTE

March 10, 2022, 6-9 p.m.

Hay House, Macon

Enjoy tastings from the region's top wineries, distilleries and breweries, as well as cuisine from Macon's culinary best, while bidding on fabulous items in a silent auction.

GEORGIA TRUST GREEN WORKSHOP

March 16, 2022, 6-8 p.m.

Virtual

Learn how to improve your historic home's energy efficiency while maintaining its historic integrity.

SPRING RAMBLE

April 22-24, 2022

Augusta, Georgia

Enjoy a rare opportunity to explore stunning, historic homes and fascinating sites in Augusta, Georgia.

SPRING STROLL OF MACON'S HISTORIC HOMES AND GARDENS

April 29-May 1, 2022

Hay House, Macon

Macon's premier house and garden event returns. Beautiful homes and gardens await your discovery!

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



Toast & Taste

THURSDAY
MARCH 10

6:00 - 9:00

HAY HOUSE

934 Georgia Avenue
Macon, Georgia 31201

Celebrating the Best in Food and Libations!

For tickets, click or call:
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478-742-8155

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The Georgia Trust for Historic Preservation
KEYSTONE SOCIETY

Why We Give



Peggy and John Shepard, Atlanta

John says, “Planned giving should be an important component of any non-profit’s development effort. Because planned giving does not impact the donor’s current cash flow, it is a great leveler, opening up giving from people of all incomes. More importantly, a planned gift is a significant display of confidence in the future and sustainability of the Georgia Trust for Historic Preservation.”

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@georgiatriust.org.

PLANNED GIVING

TOURS & EVENTS

38th Annual Preservation Gala set for May 7, 2022

The Georgia Trust is excited to invite you to become a Patron of our biggest fundraiser of the year! Enjoy an evening of fine food and cocktails at one of Atlanta’s most impressive homes, the historic “Pink Castle,” for an Italian-themed celebration, *Tivolian Festa: Celebrazione Della Bella Vita* (Celebration of the good life)! Join us as we honor longtime supporters and preservationists Barbara and Les Callahan, Jerry Lominack, and Melanie Turner and Stan Benecki. *Event chair Jenny Wheatley Fletcher promises a night to remember!*



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

Places in Peril

UPDATES

Cherry Grove School House (2021 PIP)

Washington, Wilkes County

The Friends of Cherry Grove Schoolhouse, Inc. received the Georgia Trust’s 2021 Callahan Incentive Grant, which will go towards the next phase of the schoolhouse’s rehabilitation. This includes the repair of the wood siding, soffit and fascia, as well as the installation of eight windows.



Capricorn Studios (2010 PIP)

Macon, Bibb County

Considered the cradle of Southern Rock, the former recording studio was in danger of being lost to neglect. Following a \$4.5 million restoration by Mercer University, the project received a Georgia Trust Preservation Award in 2021. Now open as Mercer Music, the four-building rehabilitation also includes a museum, music incubator space, rental office space, and two full recording studios.

SUPPORT PRESERVATION WITH THIS TAG!



THE STATE HISTORIC PRESERVATION OFFICE SPECIALTY LICENSE PLATE HAS A NEW LOOK!

Featuring a Victorian downtown storefront against a background of acanthus leaves and topped by a geometric frieze, this is YOUR chance to support historic preservation across the state.

With each plate purchased for \$45 at your local county license tag office, \$20 goes to the Historic Preservation Division to support programs like these:

- State and Federal Tax Credit for Rehabilitated Historic Property
- National Register of Historic Places
- African American heritage programming
- Certified Local Governments
- Federal agency compliance reviews
- Tribal relations
- Centennial Farms

Order your tag at <https://mvd.dor.ga.gov/motor/plates/PlateSelection.aspx>.

Click "Other", then scroll down to "Historic Preservation Efforts."

 Georgia[®] Department of
Community Affairs

10 Places in Peril



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

Historic districts. Old school buildings. Sites of remembrance. Places we pass by so often we no longer notice the 100-year-old brickwork or think about the significance of their impact in the community. But these places face threats everyday—perhaps more so because we've grown accustomed to seeing them.

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

Image by Halston Pitman/Walter Sippel/MotorSportMedia

Ansley Park

ATLANTA, FULTON COUNTY



ANSLEY PARK

First developed in 1904, Ansley Park was Atlanta's first suburb designed specifically with the automobile in mind, featuring wide, curvilinear streets and several parks. The historic neighborhood includes some of Atlanta's most architecturally significant residences. Listed in the National Register of Historic Places, this historic district is comprised of houses designed by a who's-who of renowned architects including Neel Reid, Philip Trammell Shutze and P. Thornton Mayre.

Although the neighborhood is listed in the National Register of Historic Places, it has not been designated by the city as a Local Historic District, which would offer protections from demolition through city ordinance. Without that protection and review, the past decade has seen many historic, architecturally significant homes demolished and replaced with insensitive infill. Nearing a point of no return, the district risks losing its National Register designation—and the valuable incentives that come with it—if too many contributing buildings in the Ansley Park neighborhood are lost, and the city risks losing some of its finest architectural heritage.

Chattahoochee Brick Company

ATLANTA, FULTON COUNTY



CHATTAHOOCHEE BRICK COMPANY

Located on the banks of the Chattahoochee River, the Chattahoochee Brick Company was founded in 1878 by former Atlanta mayor James W. English. The company was notorious for its extensive use of convict leasing, where hundreds of African American inmates were forced to work in deplorable conditions without regard to their safety, leading some scholars to refer to the convict leasing system as “slavery by another name.” Many of these men were worked to death or left permanently disabled from extreme punishments. Convict leasing at the Chattahoochee Brick Company did not cease until the early 20th century. Today all that's left on the site is a vacant, overgrown lot.

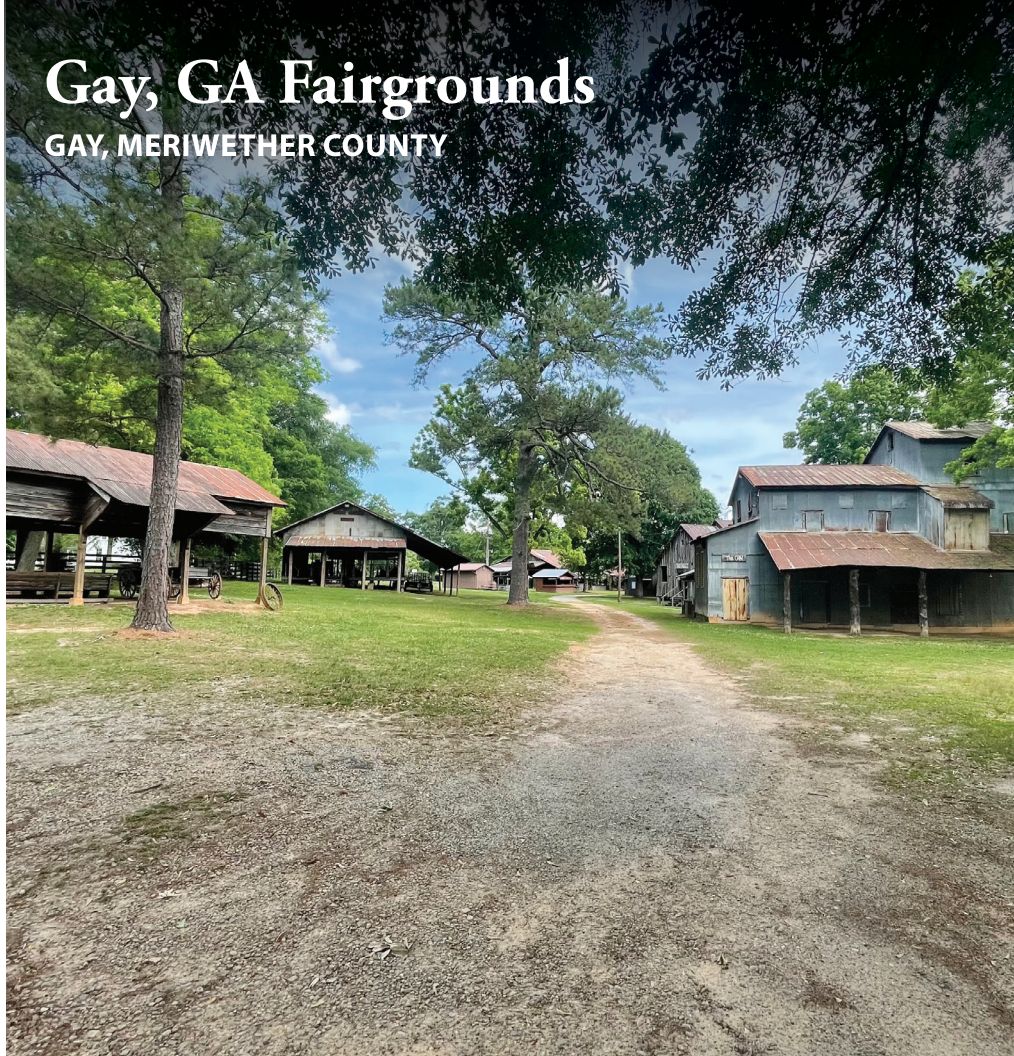
The land is currently zoned for industrial use, and the brick company structures have already been lost to prior development attempts. Many people, including descendants of Chattahoochee Brick Company convicts, consider the site hallowed ground. Preservation of the site will generate healing, foster dialogue and lead to an understanding of a difficult chapter in Atlanta's history. While the buildings and kilns are gone, the site retains significance worthy of recognition and protection.

GAY, GA FAIRGROUNDS

Originally a small farming community, the town of Gay was incorporated after its first store and post office were opened by William Gay in 1882. Through the 20th century, the small town flourished with the broader agricultural trends of the state—first cotton and then peaches. In 1972, after a period of decline in activity, descendants of William Gay established what became known as the “Cotton Pickin’ Fairgrounds” on the site of the town’s cotton gin and peach packing complex, with eleven original structures. Since then, the fair has been held on the first weekend of May and October every year, providing an opportunity for arts and crafts, live music and food centered around the town’s antiques business and agricultural roots.

Because the grounds are active only two weekends annually, the structures remain largely abandoned and neglected throughout the year. With no prior effort to properly preserve the buildings, there is potential for deterioration and damage to the grounds in the off-season. Additionally, existing zoning in Gay does not provide protection for its historic resources, making the site more vulnerable to the threats of commercial developments.

Image by Hunter Brown, Summerour & Associates

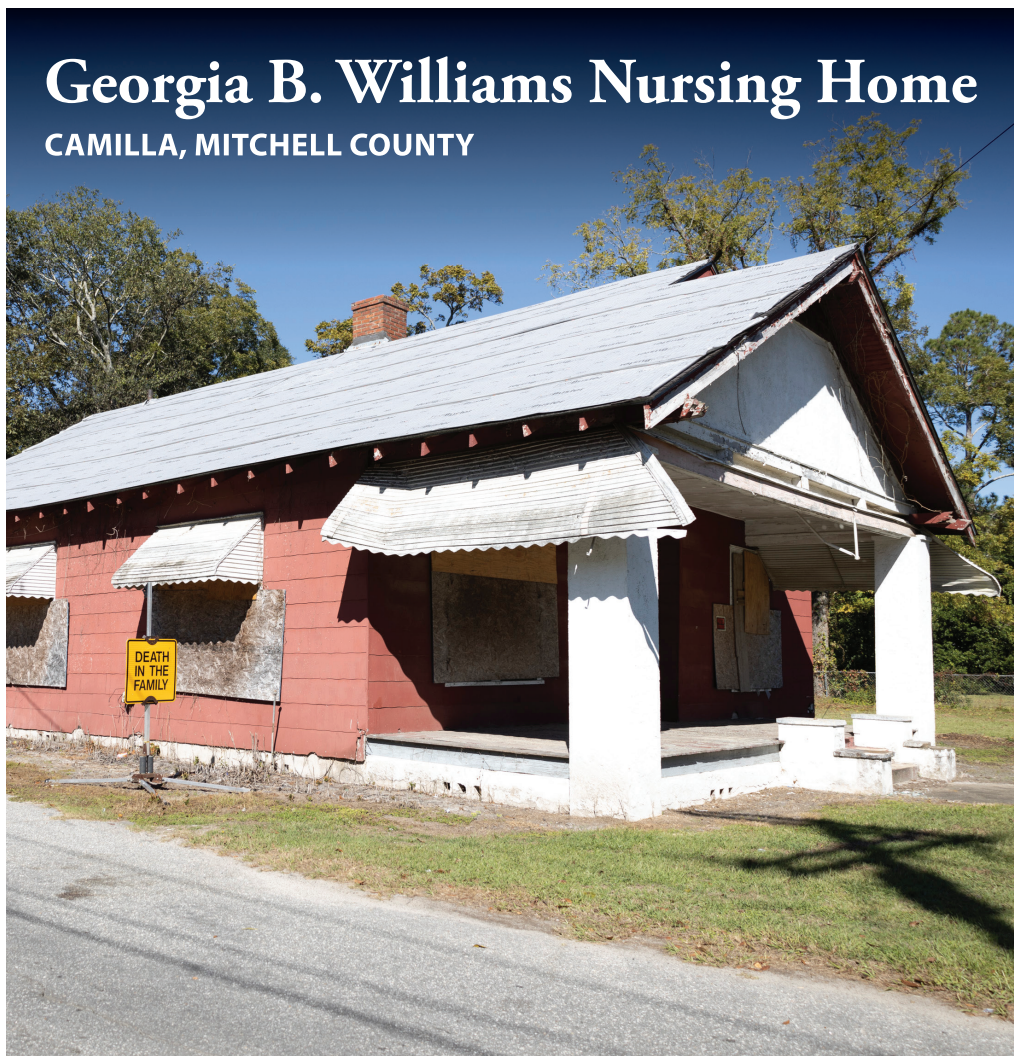


GEORGIA B. WILLIAMS NURSING HOME

The Georgia B. Williams Nursing Home was a nursing center and private residence of Beatrice Borders, a third-generation African American midwife. Beatrice, nicknamed Miss Bea, was a certified nurse that helped deliver children as a midwife in Camilla and the surrounding area, primarily for white families. Ms. Borders recognized the harsh disparities in natal care provided for African American women, and in 1940, she opened her own maternity home for expectant mothers within her community. She named it the Georgia B. Williams Nursing Home in honor of her mother. This home became a refuge for over 6,000 African American mothers who had nowhere else to go, allowing their newborns to enter the world in a safe and healthy environment during the Jim Crow era.

This unassuming structure has not received the attention that its history deserves. The building has been vacant since 2004 and is currently boarded up. The home is now uninhabitable, making it more susceptible to threats of demolition. However, thanks to dedicated family and community advocates, the home where Miss Bea served for so many years is now gaining the recognition that may bring about its revitalization.

Image by Halston Pitman/Walter Sippel/MotorSportMedia



Good Shepherd Episcopal School

BRUNSWICK, GLYNN COUNTY



GOOD SHEPHERD EPISCOPAL SCHOOL

The Good Shepherd Episcopal School and the adjacent church are all that remain of the historic Pennick community, a settlement of the descendants of freed men and women in Brunswick, Georgia. Both the school and church were founded in the early 20th century by Anna Ellison Butler Alexander, whose parents had been enslaved. Alexander's congregation regularly contributed funds for the less fortunate. Because of her leadership, Alexander became the first African American deaconess in the Episcopal Church in 1907. In 1998, Anna was named a Saint of Georgia by the Diocese of Georgia, affirming the deep impact she and her school had on her community.

Over the years, Good Shepherd has seen a decline in parishioners. Financial resources for maintenance have dwindled. Weather damage has taken a toll, leaving portions exposed to the elements. The Good Shepherd School is worthy of preservation as a resource to the community to continue the legacy of its founding deaconess.

Image by Halston Pitman/Walter Sippel/MotorSportMedia



Imperial Hotel

THOMASVILLE, THOMAS COUNTY



IMPERIAL HOTEL

Built in 1949 and operated until 1969 by Harvey and Dorothy Lewis Thompson, the Imperial Hotel was Thomasville's only hotel that exclusively accommodated Black travelers prior to integration. The hotel featured a restaurant on the first floor and a barbershop, eight guest rooms and communal baths on the second floor. The Imperial Hotel was one of ten hotels featured in the Green Book, a travel guide for African American tourists, detailing hotels, restaurants and shops that would serve them during the Jim Crow era.

The Imperial Hotel officially closed its doors to tourists in 1969. The building was then used as offices and briefly served as headquarters for a chapter of the NAACP. The building has remained vacant and unused since 2001, leaving it in a severe state of neglect. Recent efforts to stabilize the building have been successful, yet the long-term future of this important African American cultural resource remains in question.

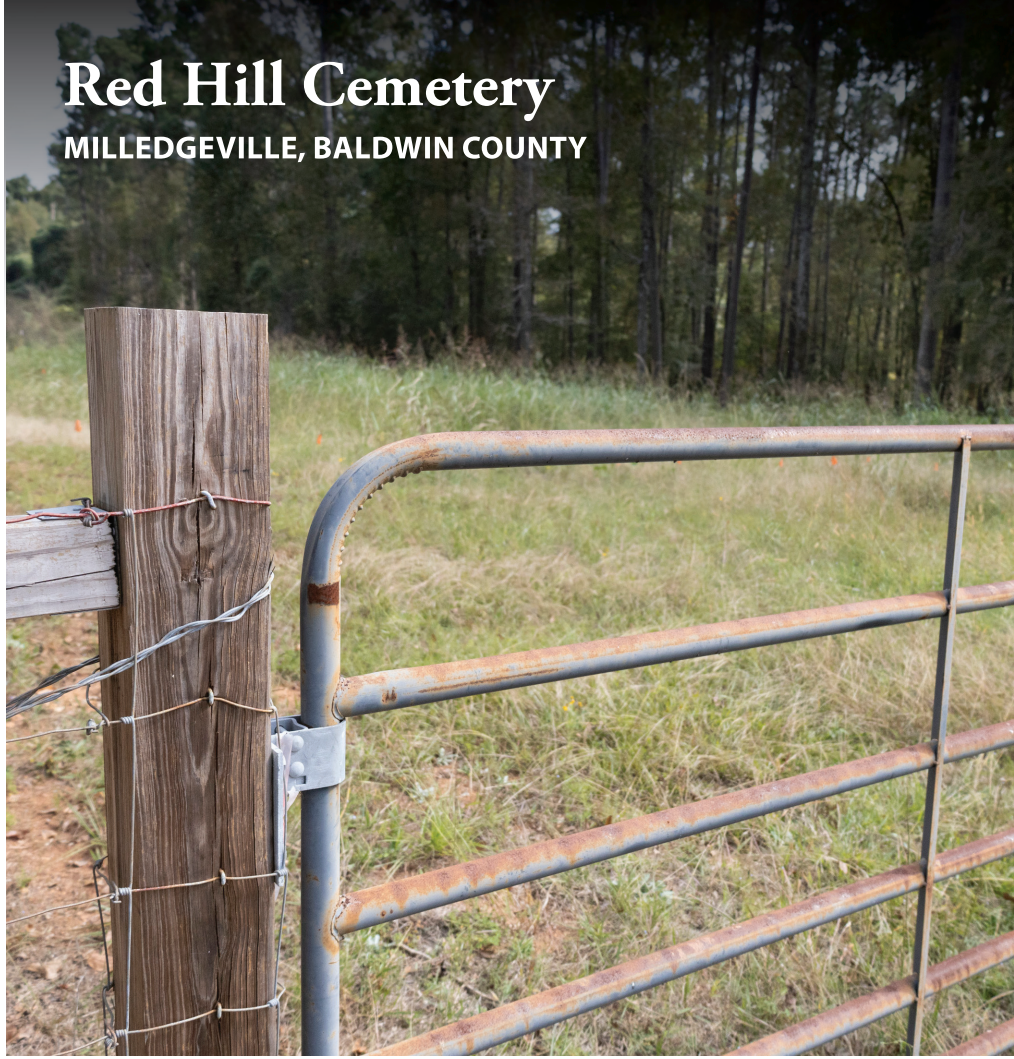
Image by Halston Pitman/Walter Sippel/MotorSportMedia

RED HILL CEMETERY

Situated on a hill overlooking the 4,000-acre Old State Prison Farm in Milledgeville, the Red Hill Prison Cemetery is home to over 600 graves of incarcerated men and women who died at the prison between 1911 and 1936. License plates manufactured on site by the prisoners were used as grave markers for the deceased prisoners, indicating each grave by number, not name. Once the prison closed and moved locations in 1937, these graves were left unattended and neglected.

The history of this site has remained an afterthought through much of the last century. Trees and undergrowth took over and obscured the graves, while the license plate markers have been left to rust and deteriorate. Efforts to identify the graves indicate the likelihood of more unmarked graves at the site. Without continued advocacy and acknowledgement, the history and context of the site will be threatened once again.

Image by Halston Pitman/Walter Sippel/MotorSportMedia



Red Hill Cemetery

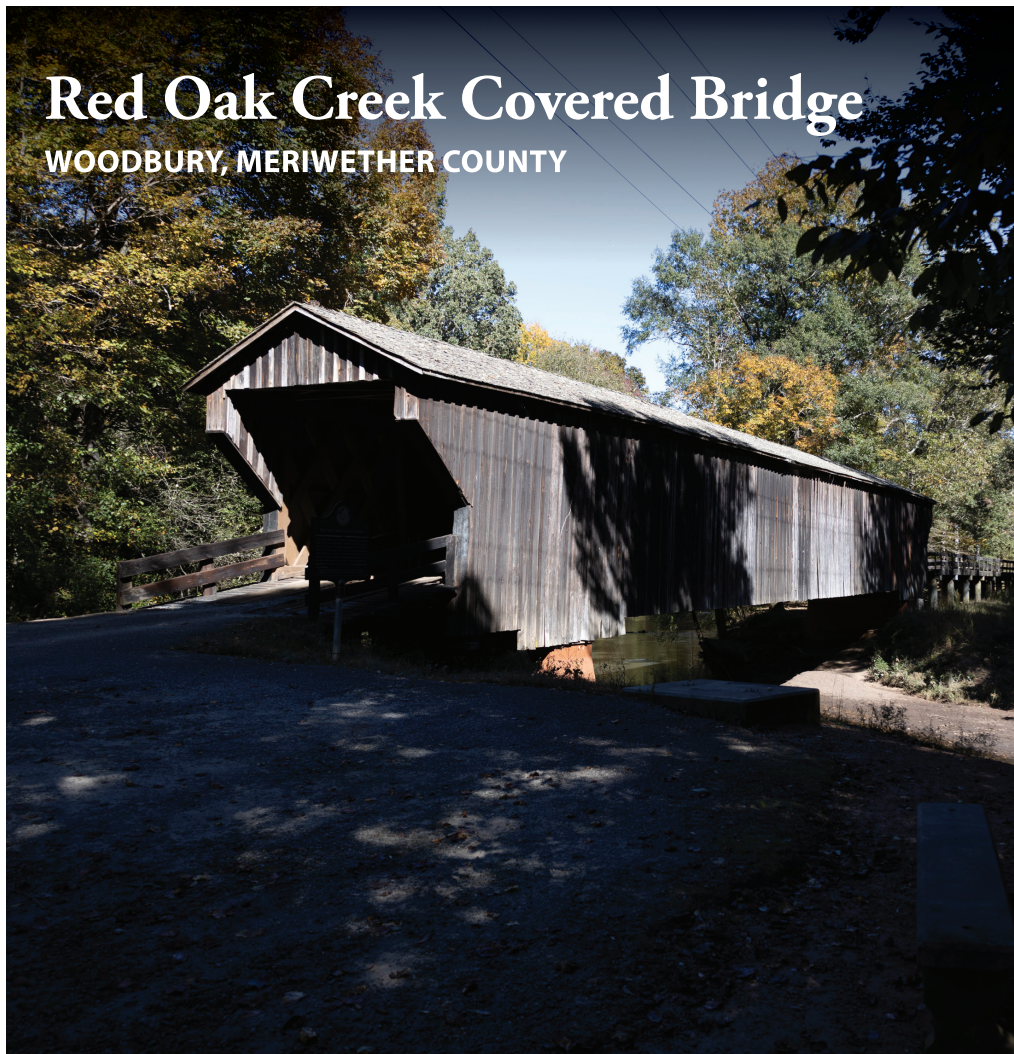
MILLEDGEVILLE, BALDWIN COUNTY

RED OAK CREEK COVERED BRIDGE

The Red Oak Creek Covered Bridge was built in the 1840s by Horace King or his son. Born into enslavement on a South Carolina plantation, Horace King was able to travel freely and was widely respected as a builder and engineer, constructing dozens of bridges in Georgia, Alabama and Mississippi. The Red Oak Creek Bridge is the only bridge connected to Horace King that is still in use, attracting hundreds of visitors each year.

Because the Red Oak Creek bridge has remained open to traffic, there is a consistent threat of damage to the structure. A recent accident damaged several structural braces inside the bridge. With its popularity, the bridge provides an opportunity for improved heritage tourism, greater access for recreation and continued appreciation of history, but first, further protection of the bridge is necessary to ensure its continued longevity.

Image by Halston Pitman/Walter Sippel/MotorSportMedia



Red Oak Creek Covered Bridge

WOODBURY, MERIWETHER COUNTY

Thicket Ruins

DARIEN, MCINTOSH COUNTY



THICKET RUINS

The tabby ruins are all that remain of a sugar mill and rum distillery built in the early 19th century. At the time, there were high tariffs on the importation of molasses and rum from the West Indies. Operated by enslaved Africans, the site also featured a number of tabby living quarters for the enslaved, four of which remain. After being hit by a hurricane in 1824, operations ceased at the mill and the land was converted to a cotton plantation. Following the Civil War, materials and pieces of tabby were sold to the freed men and women, who established a community nearby named Carnighan. In 1934, the Historic American Buildings Survey (HABS) documented the ruins that remained.

Being built along the Carnochan Creek, the ruins have worn away over time due to the eroding shoreline. The current residential community has maintained care for the ruins as best they can; however, working buildings are being lost into the creek. The walls of the mill have collapsed and one building has been completely lost. The effects of climate change are a direct threat to this early coastal resource.

West Broad Street School

ATHENS, CLARKE COUNTY



WEST BROAD STREET SCHOOL

The West Broad Street School, a collection of three education buildings, sits on a piece of land dedicated to the education to African American students from the late 19th century through integration. The Minor Street building, constructed in 1938, dates to the Jim Crow era. The other buildings date to the 1950s, during the equalization era. Although it has not been used as a school for many years, the buildings have remained in use since they were constructed.

The Clarke County School District had proposed demolition of the buildings to allow for new construction of an early learning center, putting the site's historic architecture at risk of being severely altered or lost. Local partners and community members have worked tirelessly to advocate for sensitive reuse of the existing buildings. The school district has agreed to reconsider its proposal, though final plans have not been approved and a preservation outcome is not guaranteed.

Image by Halston Pitman/Walter Sippel/MotorSportMedia

REVOLVING FUND PROPERTIES *for SALE*

Own a piece of Georgia history!

For more information and photos of the Trust's Revolving Fund properties, visit GeorgiaTrust.org or contact Dennis Lovello, dlovello@georgiatrust.org, 404-885-7819.



BAXTER-POWELL HOUSE, c. 1820
Sparta, GA. This house has approximately 2,500 sq. ft. and is nestled on a corner lot of 0.52 acres. The two-story home has 8 rooms, including 2 bedrooms, 2 full bathrooms and 5 fireplaces. Modern amenities complement the historic interior which features pine flooring, hand-planed plank ceilings and wainscoting, and original mantels, doors and hardware. The house has been continuously lived in and has been well maintained with a new roof in 2019 and updated HVAC. Unfortunately, a chimney collapsed during an attempted repair and will need to be reconstructed. \$130,000. Contact Dennis Lovello, dlovello@georgiatrust.org, 404-885-7819.



MAJOR PELHAM HOTEL, c. 1907 Pelham, GA. Built in 1907, the Major Pelham Hotel is a contributing structure within the Pelham Commercial Historic District, listed in the National Register of Historic Places. Vacant for a number of years, the hotel features spaces formerly used as retail storefronts, a banquet room, a private apartment and a large lobby area on the first floor. The second floor features approximately 30 guest rooms, currently uninhabitable. \$1,000 (in addition to rehabilitation costs). Only comprehensive development proposals will be considered. Contact Dennis Lovello, dlovello@georgiatrust.org, 404-885-7819.

Selling your historic property through our Revolving Fund

How it works

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.

Each property sold through the Trust's Revolving Fund has a preservation easement attached to the deed, ensuring its perpetual upkeep and forever protecting it from demolition or adverse changes. Best of all, easements give the property owner the satisfaction of knowing that important parts of Georgia history are around forever.

For more information about our Revolving Fund, visit GeorgiaTrust.org or contact Dennis Lovello at dlovello@georgiatrust.org or 404-885-7819.



This 1909 double shotgun in Atlanta's Old Fourth Ward neighborhood was sold and rehabilitated through the Trust's Revolving Fund. With an easement, we are committed to keeping an eye on it, protecting it both now and in the future.

SAVE
THE
DATE
*for these
upcoming
events!*

Stay tuned for
details.

SPRING STROLL OF MACON'S
HISTORIC HOMES AND GARDENS

April 29-May 1

MONROE
EXPEDITION

August 13

HISTORIC PROPERTIES *for SALE*

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To advertise your historic property
to a statewide audience, visit
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tclark@georgiatruster.org.



AUGUSTA, c. 1938 This home, designed by noted architect Willis Irvin in 1938, is located on a beautifully landscaped lot, enclosed by the original brick wall and brick terraces, that features azaleas, camellias, figs, magnolias, old oaks, and Japanese red maples. This garden was featured in a publication of the 100 best gardens in GA. The home is 5,100 square feet and features 5 bedrooms and 5.5 bathrooms and hosted Dwight and Mamie Eisenhower while guests of the Augusta Garden Club. Must see to believe! \$1,599,000. Contact Vilma Colon-Oliver, Meybohm Real Estate, Cell: 706-284-1520, Office: 706-863-8218 or VColonOliver@meybohm.com.



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.



PINE MOUNTAIN, c. 1840 Sweet Home – this Greek Revival home sits in the middle of 79+/- acres. The home features 13 ft ceilings on the main level, heart pine floors throughout, 4 fireplaces, owner's suite on main with fireplace and sitting room or office, dining room with fireplace, large spacious kitchen, 2 additional bedrooms and 1 bath on the second floor. Includes a one-bedroom guest house and a 1790s two story log house overlooking a 2.5-acre spring-fed lake dug for President Franklin D. Roosevelt. Minutes from Callaway Gardens, three miles from I-185, an hour from Atlanta, 15 minutes from LaGrange and 25 minutes from Columbus! \$1,100,000. Contact Sister Hood, Harry Norman, Realtors, 404-401-1163, sister.hood@harrynorman.com.



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FALL RAMBLE TO NEWNAN

October 14-16

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August 1-October 31, 2021

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APRIL 22-24, 2022

AUGUSTA

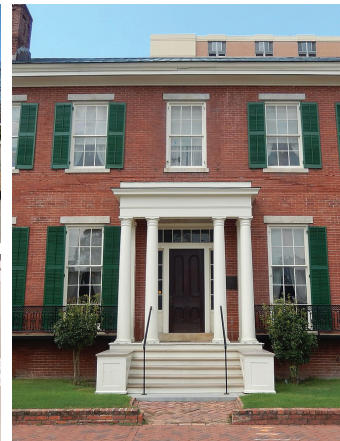
SPRING RAMBLE

In partnership with
Historic Augusta, Inc.

FRIDAY, APRIL 22

Downtown Augusta

Ramble through Augusta's revitalized Downtown Historic District. This district contains a vast collection of architecturally significant buildings that illustrate the evolution of architecture in Georgia. Tour the 1859 Greek Revival boyhood home of President Woodrow Wilson, now the headquarters of Historic Augusta, Inc., and Meadow Garden, the home of George Walton, signer of the Declaration of Independence.



SATURDAY, APRIL 23

Summerville

Explore exquisite private residences in the stately hilltop neighborhood of Summerville, historically home to Augusta's most influential citizens. This stunning historic district features impressive revival styles of architecture, including Greek, Gothic, Italianate Spanish, and Colonial. End the day with dinner on the picturesque grounds of Salubrity Hall. This English Tudor style home has been a place for entertainment since it was built in 1928.



SUNDAY, APRIL 24

Thomson & McDuffie County

See the impressive estate of Senator Tom Watson, Hickory Hill. The sprawling property consists of 256 acres highlighted by an 1865 neoclassical home, an arboretum and various outbuildings. Other must-see sites in McDuffie County include the 18th century Rock House, the oldest stone building in the state, and the 1806 Bowdre-Rees-Knox house, one of the best examples of a raised cottage in Georgia.

