

THE GEORGIA TRUST FOR HISTORIC PRESERVATION

RAMBLER

SPRING 2017 | VOL. 44 NO. 1

THE GREEN ISSUE

SUSTAINING MOMENTUM

NATION'S FIRST SUSTAINABILITY PROGRAM FOR
HISTORIC BUILDINGS MOVES FORWARD

LESSONS GLEANED FROM GOING GREEN



It has been seven years since our initial green edition of the *Rambler*. We are pleased that a great deal has been accomplished during that time, much of which is described in the excellent article by Ben Sutton in the contents of this edition.

In the past seven years, we have learned a great deal about building science and its relationship to historic preservation and the built environment. We owe so much to Bourke Reeve at Southface who has been a great resource for us at The Georgia Trust. What is really interesting about this journey is that most of our instinctive perceptions about the

inherent “green” qualities of historic buildings have turned out to not only being true, but proven by qualitative measures. As our approach is scientific, it is exceptionally important to have evidence to reinforce our perceptions.

Our goals at the outset of the establishment of The Georgia Trust Sustainability Task Force, ably chaired by Kim Taylor, were to demonstrate the energy-saving qualities of historic buildings, enhance these qualities by improving their performance, and very importantly, to reposition historic buildings and neighborhoods in the real estate marketplace as high performance structures. The Earthcraft Sustainable Preservation program has accomplished all of these objectives.

One of the most important accomplishments of our sustainability program was the rehabilitation of Rhodes Hall and the remarkably successful capital campaign which raised over \$2.2 million to fund it. We now operate out of a comfortable and sustainable building which has also resulted in energy savings of 25% of our former utility bills even though we previously had no central HVAC systems. This great rehabilitation gave us an opportunity to test our Earthcraft Sustainable Preservation standards and has been an inspiration for several other green historic restorations in Georgia, a list that includes the Madison-Morgan Cultural Center and the Wren’s Nest.

The Trust’s recent Forward 44 campaign focused much of its energy on publicizing and marketing the Earthcraft Sustainable Preservation program with Southface. In the coming year, please look for more opportunities for this excellent program to transform Georgia’s historic buildings. The vast majority of The Georgia Trust’s projects and programs come from you, our local members and fellow preservationists. As we attempt to spread the good news about preservation and sustainability, The Georgia Trust’s greatest assets are not our historic buildings and places—it is our people: our members, volunteers, trustees and staff. 📧

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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Cover image: Wren’s Nest, Atlanta

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

2017 SPRING RAMBLE

GEORGIA TRUST SPRING RAMBLE HEADS TO NORTH GEORGIA MOUNTAINS

The Georgia Trust is traveling northeast to Georgia's Gateway to the Mountains this spring. Tour beautiful historic homes and sites in **Gainesville, Toccoa and Clarkesville April 28-30, 2017.**

On Friday, travel to Toccoa to explore the 1915 restored depot, site of the Currahee Military Museum made famous by HBO's "Band of Brothers." Discover historic private residences including Riverside, a stunning antebellum estate, and the 1928 birthplace of Paul Anderson, the world's strongest man. Continue your afternoon touring impressive historic homes in the nearby historic town of Martin.



Saturday's Ramble will take you to historic homes and sites in Gainesville. Explore beautiful Victorian-era and Neoclassical mansions in the Green Street Historic District. See charming early 20th century homes of Riverside. Tour the Colonial Revival and mid-century homes of Longstreet Hills, the first FHA subdivision north of Atlanta, and a Craftsman bungalow that was the former residence of Jesse Jewell, founder of the area's poultry industry. Head north and discover Healan's Mill, a 170-year-old grist mill undergoing a dramatic revitalization.

On Sunday, tour Clarkesville and experience the town's rich history as one of the first major resort towns of Northeast Georgia. Explore charming homes built by early settlers including the 1840 Carpenter Gothic Revival style Gloaming Cottage, built by a cousin of President Van Buren, and Sunnyside, the 19th century country estate of a current Georgia State Representative. 🏠

GENERAL OGLETHORPE SOCIETY 2017 EXCURSION: PASAQUAN

Members of the General Oglethorpe Society will travel to the charming town of Buena Vista on May 11 for the annual General's Excursion, where they will take a private guided tour of Pasaquan, a nationally recognized visionary art site. Society members will explore the recently restored 7-acre compound created by folk artist St. EOM. A picnic lunch on the grounds will follow.

The General Oglethorpe Society consists of Georgia Trust members who contribute \$2,500 or more annually. For more information about the Society, please contact Kim Fledderman at kfledderman@georgiatruster.org.



MARK YOUR CALENDARS!

THE GEORGIA TRUST SPRING RAMBLE & ANNUAL MEETING

April 28-30, 2017

Gainesville, Toccoa and Clarkesville, Georgia

Discover the architectural and natural beauty of Georgia's *Gateway to the Mountains*. Guests will also enjoy catered meals by the area's top caterers and restaurants.

SPRING STROLL OF MACON HOUSES AND GARDENS

May 5-7, 2017

Hay House, Macon

Enchanting private gardens and beautiful historic homes await your discovery during middle Georgia's premier house and garden event.



SOUTHWEST ATLANTA EXPEDITION

June 10, 2017

Southwest Atlanta

Discover the rich heritage of Southwest Atlanta during a day-long, self-guided tour of historic homes in the city's oldest neighborhoods. Explore an array of restored homes and ones in progress in neighborhoods along the southern portion of Atlanta's Beltline.

THE GEORGIA TRUST FALL RAMBLE

October 6-8, 2017

Savannah, Georgia

Tour breathtakingly beautiful historic homes and properties in Georgia's first city.

UPTOWN RHODES RACE AT THE HAUNTED CASTLE 5K

October 28, 2017, 9 a.m.

Rhodes Hall, Atlanta

Fulfill your new year's resolution and join us for a dog and stroller friendly 5K through one of Atlanta's most historic neighborhoods.

For more information or to register for these exciting upcoming events, visit WWW.GEORGIASTRUST.ORG.

HAY HOUSE LORD BYRON WINDOW TO BE RESTORED

The Lord Byron window, a 14-foot tall stained and enameled glass window that lights the great staircase of the Johnston-Felton-Hay House, was damaged in a storm in July 2016. In January, the firm of Cohoes Design Glass Associates of Cohoes, New York removed the window and took it, along with all glass fragments back to their studio on the Mohawk River where a thorough reconstruction of the damaged elements and reassembly and conservation of the undamaged upper section will be completed. Nigel Johnson, a native of Canterbury, England, is the principal at Cohoes Design, which has an impressive resume of restoration projects ranging from the Maitland Armstrong opalescent windows at the Cathedral of All Souls in Biltmore Village, North Carolina to the Great East Rose Window at St. Thomas Episcopal Church, New York.

The Lord Byron Window was produced before 1860 by a glassmaker in New York City, at the order of William B.

Johnston and his architect T. Thomas. Its rarest feature, a cameo portrait of Lord Byron adapted from a popular engraving, was a nod to the documented passion of Mrs. Johnston for the works of this Romantic English poet.

Insurance proceeds will cover only part of the restoration costs of this feature and also of the restoration of the large bowed window in the Music Room, damaged in the same event. To date, Hay House has raised \$11,000 from a number of large and small donors towards the project. 📷



The Lord Byron window at Hay House in Macon was removed for repairs after it was damaged during a storm in July 2016.

BEAU CABELL, THE TELEGRAPH

HAY HOUSE PRESENTS 24TH ANNUAL SPRING STROLL OF MACON HOUSES AND GARDENS, MAY 5-7

Enchanting gardens and historic home interiors await your discovery during Spring Stroll of Macon Houses and Gardens. Previously named one of the Top 20 events in the Southeast by the Southeast Tourism Society, this premier house and garden event, now in its 24th year, will be hosted by Hay House on May 5-7 in historic Macon, Georgia.

Amble at your leisure through blooming private gardens in North Macon during the ever popular Garden Tour during the day Friday-Sunday. On Friday and Saturday evenings, the Historic Interiors Tour offers guests visits to beautiful private homes in the Ingleside neighborhood.

During the weekend, ticket holders will receive a complimentary tour of Hay House, the Italian Renaissance Revival mansion (1855-59). This National Historic Landmark is renowned for its decorative arts and technological innovations, such as indoor plumbing, a speaker tube system, heating and ventilation systems.

For the Historic Interiors Tours, the splendid architecture on display in Ingleside include the Arts and Crafts style house of a musician whose furnishings reflect his continual world travels and accompanying collecting. Also featured is one of Macon's finest English Regency-style houses decorated with family pieces and sophisticated decoration.

Highlights of the Secret Gardens Tour in the North Macon area include an enormous country club property that boasts a fountain, gazebo, sculpture, children's play and tree houses, and a charming loggia fitted for outdoor living. Tour participants will also enjoy the multilayered settings of a homeowner whose planted areas fea-



ture a shade garden, a wildflower meadow, a brick bordered vegetable garden and a koi pond set in a landscape designed by Alex Smith and four other fine gardens.

Ticket holders will also be able to view the Florabrilance Flower Exhibit, unique flower displays by local florists on the main levels of Hay House. Explore different displays with some "out of the box" ideas by some of the most talented floral designers in Middle Georgia inspired by local art which will be displayed on the main level of Hay House.

Nestled among historic magnolias and camellias, the free Garden Market returns to the beautiful lawn of Hay House in the heart of downtown Macon. Browse charming vendor booths for flowering plants and trees, perennials, garden and patio accessories, potted plants, home accents, and much more.

Guests will also enjoy free seminars with gardening professionals. This year's featured speakers are renowned garden guru Walter Reeves and Tim Lake, Sr., noted landscape architect and president of T. Lake.

For more information and to purchase tickets, visit HayHouseMacon.org. 📷

IN MEMORIAM

REMEMBERING WILLIAM R. MITCHELL, JR.

Celebrated author William R. “Bill” Mitchell, Jr. passed away December 6, 2016. An Atlanta native and ninth generation Georgian, Mr. Mitchell began his professional life in preservation in 1964 as Staff Historian and Assistant to the Georgia Historical Commission Director Mary Jewett. Following the passage of the National Historic Preservation Act of 1966, he established and directed the National Register of Historic Places program in Georgia.



In 1973, Bill was selected as a founding Trustee of the Georgia Trust for Historic Preservation, serving on the board until 1979. He served on the first Rhodes Hall Board of Governors and on the Trust’s awards committee for many years.

He was an architectural and cultural historian, historic preservationist, lecturer, and award-winning author of 19 books. His 1997 work, *J. Neel Reid, Architect*, was published by The Georgia Trust. Proceeds from its sale fund the J. Neel Reid Prize, a fellowship awarded annually by the Trust to an emerging Georgia architect for study travel.

Mr. Mitchell was the Chairman and President of the Southern Architecture Foundation. He received numerous awards and recognitions throughout his career including the Mary Gregory Jewett Award from The Georgia Trust in 2007, the Arthur Ross Award for Excellence in the Classical Tradition from The Institute of Classical Architecture & Classical America in 2006, and a Special Award from the American Institute of Architects in December 2001 for founding the Southern Architecture Foundation and his numerous publications. 📖

THE GEORGIA TRUST KEYSTONE SOCIETY

GIBSON CORNWELL LEAVES LEGACY TO THE GEORGIA TRUST

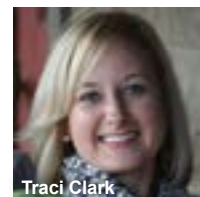
The Georgia Trust mourns the loss of Gibson Cornwell of Conyers, Georgia, who passed away in December 2016. Mr. Cornwell was a member of The Georgia Trust for 20 years and attended a number of Rambles and Preservation Galas. Mr. Cornwell left a generous gift to The Georgia Trust in his will and a portion of his individual retirement account.

We are very grateful for the generosity of Gibson Cornwell. Mr. Cornwell graduated from the Georgia Tech School of Architecture in 1967, attended the University of Lyon in France from 1969-70, and also graduated from the University of Georgia in art history in 1974. He was the owner of The Porch gift shop in Conyers for many years. We will miss his presence at Georgia Trust events.

For more information on the Trust’s planned giving program, The Keystone Society, please contact President and CEO Mark McDonald at (404) 881-7801 or mmcdonald@georgiatruster.org. 📖

STAFF TRANSITIONS

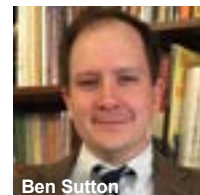
Traci Clark has been promoted to Senior Director of Communications. Celebrating ten years with The Georgia Trust, Traci manages the organization’s communications strategies, media relations, promotions and marketing materials. A native of coastal Georgia, Traci has nearly 20 years of marketing experience. She holds a master’s degree in historic preservation and a bachelor’s degree in journalism from the University of Georgia. Her hobbies include running, gardening and visiting historic sites with her husband, Joe Rothwell, and their son, Oliver.



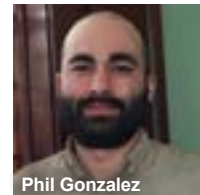
Traci Clark



Neale Nickels



Ben Sutton



Phil Gonzalez

The Georgia Trust welcomes **Neale Nickels** as the Trust’s Director of Preservation. He moved to Atlanta in 2014 and began working as director of preservation for Historic Oakland Foundation at Oakland Cemetery. Prior to that, he served as architectural conservator for George Washington’s Mount Vernon. Neale has a Master of Science degree from the Clemson/College of Charleston joint historic preservation graduate program in Charleston and an undergraduate degree from the University of Virginia. He and his wife, Courtney, are both from Virginia and now live in Atlanta with their daughter, Emme, and faithful yellow lab, Huck.

The Georgia Trust also welcomes **Ben Sutton** as the Trust’s Historic Properties Coordinator. Ben previously interned in the Preservation Department while a graduate student in the heritage education program at Georgia State University. He works directly with The Georgia Trust’s Revolving Fund and Endangered Properties program. Ben is a certified Historic Real Estate Development Finance Professional and has a background in history, education, outdoor leadership and residential remodeling. He lives in Atlanta with his wife, Katie, and their young son.

Phil Gonzalez is an intern in the Preservation Department, where he researches state historic tax credit projects around Georgia and helps with *Preservation Awards* and *Places in Peril*. Originally from southern California, Phil’s past experience includes preservation work with the National Park Service in the Pacific Northwest and the Martin Luther King, Jr. National Historic Site in Atlanta. Phil is currently pursuing a master’s degree in heritage preservation at Georgia State University. 📖

SUSTAINING MOMENTUM

NATION'S FIRST SUSTAINABILITY
PROGRAM FOR HISTORIC
BUILDINGS MOVES FORWARD



Fire Station No. 19, Atlanta

Atlanta's oldest fire station will undergo a sustainable rehabilitation, adhering to guidelines set by the EarthCraft Sustainable Preservation program.



As advocates of historic preservation know, it often takes time for a good idea to be understood and appreciated. This was not the case with The Georgia Trust's historic sustainability initiative – the EarthCraft Sustainable Preservation program. Created in 2013, the program is a collaboration between The Georgia Trust and Southface Energy Institute. The first of its kind in the country, it provides guidance to projects seeking to sustainably rehabilitate and reuse historic buildings.

The EarthCraft Sustainable Preservation program (ECSP) is built upon the core principles of historic preservation and building science. It encourages sustainable design and rehabilitation of historic buildings through energy efficiency, water efficiency, resource efficiency, durable construction and healthier environments for building occupants. In other words, the program makes your historic building better, without eliminating what makes it great.

The Georgia Trust's Sustainability Task Force, chaired by Kim Taylor, first established the vision for the program in 2010. This volunteer committee made up of architects, developers, and allied nonprofits sought to address obstacles and find solutions for pairing environmental sustainability and resource efficiency in the preservation of historic buildings. The committee considered a number of ideas, and eventually determined that creating a new program specifically designed to address the unique needs of his-

toric buildings would be the best approach. Throughout 2012 and 2013, Southface and the Trust built their partnership, performed market studies and reviewed existing green building programs to figure out the best way to strike the balance between sustainability and preservation.

The development of ECSP guidelines, which coincided with the sustainable rehabilitation of Rhodes Hall, officially codified that balance, providing a scoring system for energy efficiency before, during and after rehabilitation.

Bourke Reeve, the EarthCraft Sustainable Preservation Program Manager at Southface, points to that initial success as a catalyst for the growth of the program. “The Georgia Trust was extremely successful in rallying support, which showed the interest of the preservation community in the sustainability of historic structures.” Since that success, the pilot phase of ECSP has continued for two years, and has incentivized several other historic buildings to tackle sustainable rehabilitations.

MADISON, GEORGIA

MADISON-MORGAN CULTURAL CENTER

The Madison-Morgan Cultural Center, a Romanesque Revival style school building dating to 1895, was the second project for the program. Home to the Cultural Center since 1976, the building had developed a long list of deferred projects. Following the blueprint of the Rhodes Hall project, the Cultural Center undertook the ECSP assessment in December of 2014, which provided a list of appropriate treatments that were unique to the needs of the building. The Center, thanks to several significant grants and a matching capital campaign, raised the necessary funds to accomplish their projects — including repairing and replacing historic windows, installing low-flow plumbing fixtures, and adding spray foam insulation throughout the building. Rebecca Bonas, the Cen-

EarthCraft Sustainable Preservation (ECSP) is a green building certification program created specifically for historic buildings in the Southeast.

ter’s facilities manager and performance director, noted, “Every time we did a piece of the project we saw immediate impacts.” Since completion of the rehabilitation, the Center has seen a 35% decrease in their utility bills. In addition to a more sustainable bottom line, the project solved the significant issues of temperature and humidity control throughout the building. This has allowed the Cultural Center to seek official museum accreditation, which will open the door to more national exhibits to make their way to Madison. Kim Brown, director of the Center, described the experience as “charmed” from start to finish.

ATLANTA, GEORGIA

THE WREN’S NEST

While the EarthCraft program has paid off for the Cultural Center and its exhibition space, it has also benefited a more traditional house museum in southwest Atlanta. The Wren’s Nest, the 1881 home of Joel Chandler Harris, recently repaired its windows, heating and air conditioning, and replaced its roof, earning EarthCraft Sustainable Preservation certification. In fact, Southface highlighted the HVAC system with a 2016 EarthCraft award. The grand Victorian-era home has operated as a house museum since 1913 and was designated as a National Historic Landmark in 1962. The increased energy efficiency allows the Wren’s Nest to focus on their mission of preserving the legacy of Harris and the important heritage of African American folklore, knowing that the house is in sound shape for years to come.

ATLANTA, GEORGIA

FIRE STATION NO. 19

On the other side of Atlanta, in the Virginia Highland neighborhood, the community has rallied around Fire Station No. 19, the city’s oldest fire station still in operation. The station was approved for rehabilitation by the city council in 2015, and the city has been working directly with the Virginia Highland Civic Association (VCHA) to determine the best ways to balance the preservation of the 1924 building with the needs of a modern fire department. The ECSP was identified early on as the right program to help strike such a balance. Catherine Lewis, a member of the VCHA Preservation Committee, noted that the assessment process has helped to guide the discussion of what improvements to consider. “There’s no reason not to approach the rehabilitation appropriately [in terms of preservation], and there’s no reason not to also pay attention to modern energy standards.” The project currently remains in the planning stages, where the priorities of the rehabilitation must be

JONATHAN HILLIER



The Wren’s Nest, the 1881 home of folklorist Joel Chandler Harris, recently underwent a sustainable restoration, earning EarthCraft Sustainable Preservation certification.



Since completion of a sustainable rehabilitation, the Madison-Morgan Cultural Center has seen a 35% decrease in their utility bills.

“Making sure the story is one of the past as well as the future is critical to keeping our historic buildings viable and our planet healthy.” – BOURKE REEVE


balanced with the realities of the budget, which, Lewis notes, “can always be a challenge, but no one is questioning whether sustainable preservation is the right thing to do.”

So, where does the EarthCraft Sustainable Preservation program go from here? Reeve is confident in the growth of the program. The value and success of the program for larger scale and commercial buildings has been proven. He sees opportunity for the program to mature to a point where Southface continues to develop, market, and administer the program, while leaving the field-testing to third party contractors. This will allow the program to expand throughout the region and would place the ECSP in line with other energy auditing programs. Reeve sees more opportunity in historic residential homes, as well. Several single-family homes have earned ECSP certification, but the current one-size-fits-all certification program may not be right for all homeowners. The most impactful

provisions of the program are technical assistance and education, according to Reeve, who still encounters a disconnect with many homeowners.

“Sustainability and preservation really have a lot of the same fundamentals. The continued success of this program shows that green building advocates and preservationists can accomplish a great deal by working together. Making sure the story is one of the past as well as the future is critical to keeping our historic buildings viable and our planet healthy,” says Reeve.

LEARN MORE

For more information about EarthCraft Sustainable Preservation, visit GeorgiaTrust.org or contact Bourke Reeve at breeve@southface.org. 

FORWARD 44

'FORWARD 44' CAMPAIGN SURPASSES GOAL

The Georgia Trust initiative called Forward 44 was designed to engage new people and attract more financial resources to devote to our historic preservation efforts across the state of Georgia. We are pleased to announce that this campaign surpassed its goal and raised \$188,533. This total will enable The Georgia Trust to hire more staff to cover our large state and to award a \$10,000 grant which is called the Callahan Incentive Grant to a deserving preservation project in Georgia. Thank you to all of our leaders and donors who made this success possible!



Dear Gloria,
I heard about a new development going in where there currently stands a really great historic house. What do you think about moving historic buildings?

- Ernest T., Enigma, Georgia

Dear Ernest,
I get this question all the time. Moving a historic structure to save it should be a last resort option. Part of the history of a building is in its setting, and when you pick it up and move it, you lose that tangible link forever. Not to mention, moving a building often results in the loss of historic materials. Plus, it can be downright complicated and expensive! However, there is a time and a place for everything, and sometimes you have to "move it or lose it!"

Have a question about a historic house or building?

Email DearGloria@GeorgiaTrust.org or write to Dear Gloria, The Georgia Trust, 1516 Peachtree Street, NW, Atlanta, GA 30309.

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PLACES IN PERIL UPDATES

HOW ARE THEY FARING? Below are just a few highlights. For a complete list of updates, visit GeorgiaTrust.org.



PROGRESS

**HARRINGTON SCHOOL,
ST. SIMONS ISLAND**

Located on St. Simons Island, the Harrington School was built in the 1920's for African American children in the Harrington community. Since being listed as a *Places in Peril* site, the school has been reroofed and the façade rehabilitated. The historic school building has received a grant that will allow a full rehabilitation of the interior and will open to the public soon. The Harrington School is the last of its kind along the Georgia coast and is integral to the shared African American culture on the island.



HALSTON PITTMAN

PROGRESS

**ZEBULON SCHOOL,
ZEBULON**

Having been recently added to the 2017 *Places In Peril* list, Zebulon School has recently exceeded their fundraising goal of \$100,000, receiving a total of \$130,000 from their community. This historic school has experienced deterioration due to neglect and vandalism over the years. With renewed attention and a successful fundraising campaign, the city plans to rehabilitate the school and convert it into public space, retail shops and offices.



HALSTON PITTMAN

HALSTON PITTMAN

2018 PLACES IN PERIL

CALL FOR NOMINATIONS | Deadline: June 12, 2017

Do you know of a special irreplaceable historic building or site that is highly threatened by demolition, neglect, inappropriate development or other threats? If so, this is your opportunity to help save it. The Georgia Trust's *Places in Peril* program seeks to identify and preserve historic sites threatened by demolition, neglect, lack of maintenance, inappropriate development or other threats.

Visit GeorgiaTrust.org for more information or to download a nomination form.

Gaines Hall, Atlanta, 2017 Place in Peril

THE GEORGIA TRUST ENDANGERED PROPERTIES FOR SALE

All properties sold through our Revolving Fund program have conservation easements in place to ensure the historic integrity of the property is retained. Buyers are required to sign a Rehabilitation Agreement and all work done to the property must abide by the *Secretary of the Interior's Standards for Rehabilitation*. Copies of these documents will be provided by The Georgia Trust for review.

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

NEW!



MAXWELL-STOKELY HOUSE

Crawford, c. 1850s. Plantation plain style, two-story house with approx. 3500 sq. ft. Features 3-bay center hall plan, elaborate shingled dormers, gable ends and corner tower. Sits on one acre and fronts Woodlawn Street. Mature plantings include two magnolias planted in 1895. Garden also features Victorian coping and paving. Significant structural repairs have been undertaken. The house has been rewired, re-plumbed and duct work for HVAC has been installed. Needs significant cosmetic work to be capable of being occupied. Contact Ben Sutton, 404-885-7819 or bsutton@georgiatriust.org.

SOLD!



POTTLE-WEST HOUSE

The Pottle-West House in Warrenton was purchased by Tim Schmalz from Ontario, Canada. Tim is an artist whose large-scale sculptures are featured in parks and churches around the world including the Vatican in Rome. He also has a passion for rehabbing old houses; the Pottle-West House is his second Georgia Trust Revolving Fund property. His first, the E.M. Rogers House in Adel, received an Excellence in Rehabilitation Award from the Trust in 2011 and is now home to a florist shop.



CHERRY COTTAGE

Washington, c. 1818. 4BR/2BA home 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. Contact Ben Sutton, 404-885-7819 or bsutton@georgiatriust.org.

SOLD!



DENNIS RYAN HOUSE

The historic Dennis Ryan house in Sparta was sold to James Woodall of Monroe and Julie Weaver of Madison. Both have prior experience with rehabilitating historic buildings and want to take on another project in Sparta.

SOLD!



HAISTENS HOSPITAL BUILDING

The Haistens Hospital building in Griffin was sold to Justin Flynn. Originally from Australia, Justin currently lives in New York City and plans to relocate to Griffin to oversee the rehabilitation of the hospital for use as a technology and film business incubator.

IN THE TRADE



Michael Purser (pictured at right with his brother, David, and Kevin O'Connor of "This Old House") is the owner of the Rosebud Company, a business that restores historic wood floors using Passive Refinishing®, a unique process that allows for the restoration of wood floors without sanding. Pioneered by Purser, Passive Refinishing® has a 25-year history as the most responsible method of restoring old wood floors without the loss of original material.

A nationally renowned wood flooring restorationist, Purser grew up around the wood flooring trade and started his own company in Atlanta's Inman Park in 1973. He has gone on to write articles, papers and make presentations for the National Trust for Historic Preservation, Association for Preservation Technology, Georgia Trust for Historic Preservation and other groups. He has also written for *Fine Homebuilding*, *Hardwood Flooring Magazine* and *The Journal of Light Construction*.

Some of Purser's most notable projects include James and Dolley Madison's Montpelier, Stan Hywet Hall & Gardens, Patterson House, Rhodes Hall, Hay House, Flagler Museum, Gorgas House, La Caserta, St. Luke's Episcopal Church, Bel-Meade and Goodrum House. He is currently working on Henry and Clara Ford's Fair Lane in Dearborn, Michigan. Track his progress at *The Rosebud Company* on Facebook or rosebudfloors.com.

PLACE YOUR HISTORIC PROPERTY IN FRONT OF HIGHLY INTERESTED BUYERS.

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

View additional photos and learn more about these historic properties for sale at GeorgiaTrust.org. Click on Properties for Sale, Real Estate Ads from the Rambler.



AMERICUS, c. 1880 One of the premier historic houses in Americus. Main rooms on ground floor have original trim, fireplaces, floor-length windows, beautifully molded plaster ceilings, and heart-pine floors. Great room added to back of house off kitchen has a wall of glass looking out to the patio and shady backyard. Master bedroom suite in side wing accessed through private library. House is in good basic condition on exterior but interior (kitchen, bathrooms, etc.) needs to be updated. Two-car garage is joined to house by latticed breezeway. Enormous lot in great neighborhood close to downtown. A must see! \$159,000. Charles Crisp, Southern Land and Realty, 229-938-4127.



AMERICUS, c. 1880 Magnificent Victorian house, fully renovated, in prime Historic District neighborhood convenient to everything. Ballroom-size front porch with Corinthian columns and dentil cornice leads into large foyer with more columns and French doors opening into two spacious living rooms. Formal dining room with pocket doors, butler's pantry with original glass-fronted cabinets, brand-new kitchen with custom cabinets, granite countertops, and reclaimed pine floors. Brand-new bathrooms, wiring, plumbing, & HVAC. Rear deck overlooks huge backyard with privacy fence. Fantastic house-must see to appreciate! \$235,000. Charles Crisp, Southern Land and Realty, 229-938-4127.



ATLANTA, c. 1905 One of the oldest & most charming homes in prestigious Ansley Park! Built in 1905, this grand dame is nestled beneath the Midtown skyline & is within walking distance to Peachtree Street, High Museum, Atlanta Symphony, MARTA, Beltline & Piedmont Park. Many original architectural details including 7 working fireplaces, 12' ceilings, leaded glass windows & pocket doors. Expansive master suite w fire-side sitting area. Huge secondary bedrooms. Finished terrace level includes a guest/nanny suite w kitchenette. Pool, garage & alley access in rear. Jason Cook, Dorsy Alston Realtors, Cell: 404-431-1384.



BARNESVILLE, c. 1905 Beautiful commercial building in downtown historic district of Barnesville, Georgia. Built in 1905, the building contains 8,200 renovated square feet and sits on a half-acre lot. Building is fully leased and includes adjacent parking lot, a premium since parking is limited in historic district. Potential for additional offices or lofts upstairs. 301 Thomaston Street. Offered at \$490,000. Cheryl Idol, 404-660-2836, or cheryl.idol@att.net.



COLUMBUS, c. 1925 Gorgeous 1925 historic 6,193 SF house, 1,992 SF leased historic duplex on 1.16 acres of historic gardens designed by famous landscape architect William C. Pauley. Home and gardens connect to neighboring Columbus Museum's beautifully preserved historic Olmsted Gardens. House is brick with slate roof, 8 large rooms, 3 full baths, 10'-12' ceilings, and 7 fireplaces. Perfect for residential, executive offices, law offices, art gallery, business. For Sale: \$575,000. Jeanne L. Hasty, KW Commercial, Realty River Cities, LLC. Cell: 706.888.2887 Office: 706.221.6900.



CORDELE, c. early 1900s Ready to retire. BUILDING and BUSINESS for sale located at 101 N. 7th Street in Downtown Cordele. The building is home to Rags to Riches Boutique, a woman's clothing store. It is located one block east of Darton College. The building is on the corner of Hwy 41 North and 11th Avenue West. 5,000 square feet downstairs and 3,750 square feet upstairs with 1,250 square feet that could be a deck. Upsairs good for apartments or could be living quarters for a family. Call 229-947-0507.



DALTON, c. 1911 The City of Dalton, Georgia, has issued an Invitation for Sealed Bids (ISB) for the purchase and development of the former Dalton Depot site, now vacant, located at 110 Depot Street, Dalton, Georgia. Copies of the ISB and other written materials are available at the City Clerk's office in City Hall, 300 W. Waugh, Dalton, Georgia or from the City's website (www.cityofdalton-ga.gov) – click on "RFP/Bids". Prospective bidders should obtain and review the ISB which includes conditions of bidding and sale and other important information.



DARIEN, c. 1890 The Ridge: an historic district embracing a community overlooking salt marshes is the quintessential coastal location for this 1880s late Victorian renovated to perfection. Reclaimed heart pine & original local brick floors, 4 working fireplaces, deluxe kitchen w/ high end stainless appliances surrounds large casual dining area, gracious formal rooms & relaxing screened porch overlooking gardens of indigenous fruit trees and flowering shrubs for drought-resistant maintenance. Detached garage/studio (heated & cooled), solar panels, 2 wells on 1.5 acres. 3BR/2BA, 2356 sq ft, \$400,000. Steven Busch & Holly Savannah May, Island & Town Partners, Keller Williams Realty, 912-713-7174. www.islandtownpartners.com



DARIEN, c. 1875 The Sago Palms House, c. 1875, has graced Historic Darien for more than a century beneath moss-draped live oaks on a generous half-acre. An Inn for travelers in her past life, 3 bedrooms w/ private baths & separate 32x28 outbuilding w/ plumbing & electricity = easy B&B conversion. Lovingly restored by current owners of over 25 years. From I-95, take exit 47 or 49, East to Darien: GA's hidden jewel situated along the picturesque, coastal waterfront. 3bed/3.5ba; 3087 sqft. \$575,000. Steven Busch & Holly Savannah May, Island & Town Partners, Keller Williams Realty, 912-713-7174. www.islandtownpartners.com



ELLAVILLE (SCHLEY COUNTY), c. 1860 295-acre farm with 3 vintage buildings on two corners of the historic Concord community cross roads - farmhouse, country store and circuit courthouse. The farmhouse evolved from a one room cabin constructed mid-1800's. Eight miles of trails tour rolling pastures, mountain laurel-lined creeks, managed timber, mature hardwood forests and lush bottom-lands. Frontage on two paved roads and county dirt road. \$988,250. Stephen Saunders: 404-323-5459.



LITHONIA, c. 1920s Fantastic granite house built by Norton A. Davidson, son of the local quarry's founder. Solidly built with a poured concrete foundation and blocks of granite. 2,000 sq. ft. of conditioned space and another 2,000 sq. ft. in the basement w/ garage. Hardwood floors throughout w/ terra cotta tile in the kitchen. Sits on approx. 2.8 acres w/ frontage on three streets. It has remained in the family since its construction and is now zoned for residential or non-residential uses. Only 30 minutes outside of Atlanta and less than 1.5 miles from I-20. New HVAC and roof. \$220,000. Contact Nina Gentry at 404-218-5730 or gps2015@comcast.net. Short term owner financing available.



MARIETTA, c. 1923 The Brumby House is an historic Neel Reid home within walking distance of Marietta Square. This amazing two-story brick home features a grand entry hall and living space. Extensive renovations were completed in the kitchen and master bath. This home features three fireplaces, period details, plus a separate guest cottage perfect for a home office or in-law suite. There are spectacular gated gardens including a water feature and Koi pond. \$775,000. Contact George Van Dyke, 404-642-2524. View more photos and details at 419cherokeestreet.com.



SANDERSVILLE, c. 1908 Located at 209 East Church Street, this early 20th century Neoclassical home was designed by E. J. Fuller and built in 1908 for Dr. J.H. Evans. The two-story clapboard house features 4 bedrooms, 3 bathrooms, 2 kitchens, a full basement, 8 original fireplaces and mantles, and two porches. First floor: 2,262 sq. ft. Second Floor: 1,729 sq. ft. Total Living Area 3,991 sq. ft. Full Basement: 2,343 sq. ft. On approx. 1.5 acres. \$121,000. Call for an appointment: 478-552-6587 or 478-232-0429.



WARM SPRINGS, c. 1900 Solid brick and stone building on the main street in historic Warm Springs. Two stories, 5944sqft, with a built-in vault, balcony, alley, and back deck. Central heat and air. Currently a gift and antique shop, turn-key business and fixtures are also available, as is a recent building inspection report. \$179,900. Owner-agent. Appointment only, call Kristin Bergquist, Realty Associates of Atlanta, 404-235-8900 or 404-791-4697, to schedule.



WEST POINT, c. 1852 Redland Plantation. A vernacular Greek Revival home nestled on over 65 acres, this spectacular house has been completely updated by one of Atlanta's premier architects yet retains its beautiful classical southern style. The center hall runs the length of the house w/ a gorgeously appointed master bedroom and bath, study, kitchen w/ sitting area & fireplace, front & back porches, two additional bedrooms & baths, wide plank hardwood floors and original bricks and stones form the chimney and foundation. Includes a 4+ acre irrigated and stocked pond, pole barn and landscaping. \$1,199,000. Sister Hood, Harry Norman, Realtors office: 404-233-4142 cell: 404-401-1163.

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