

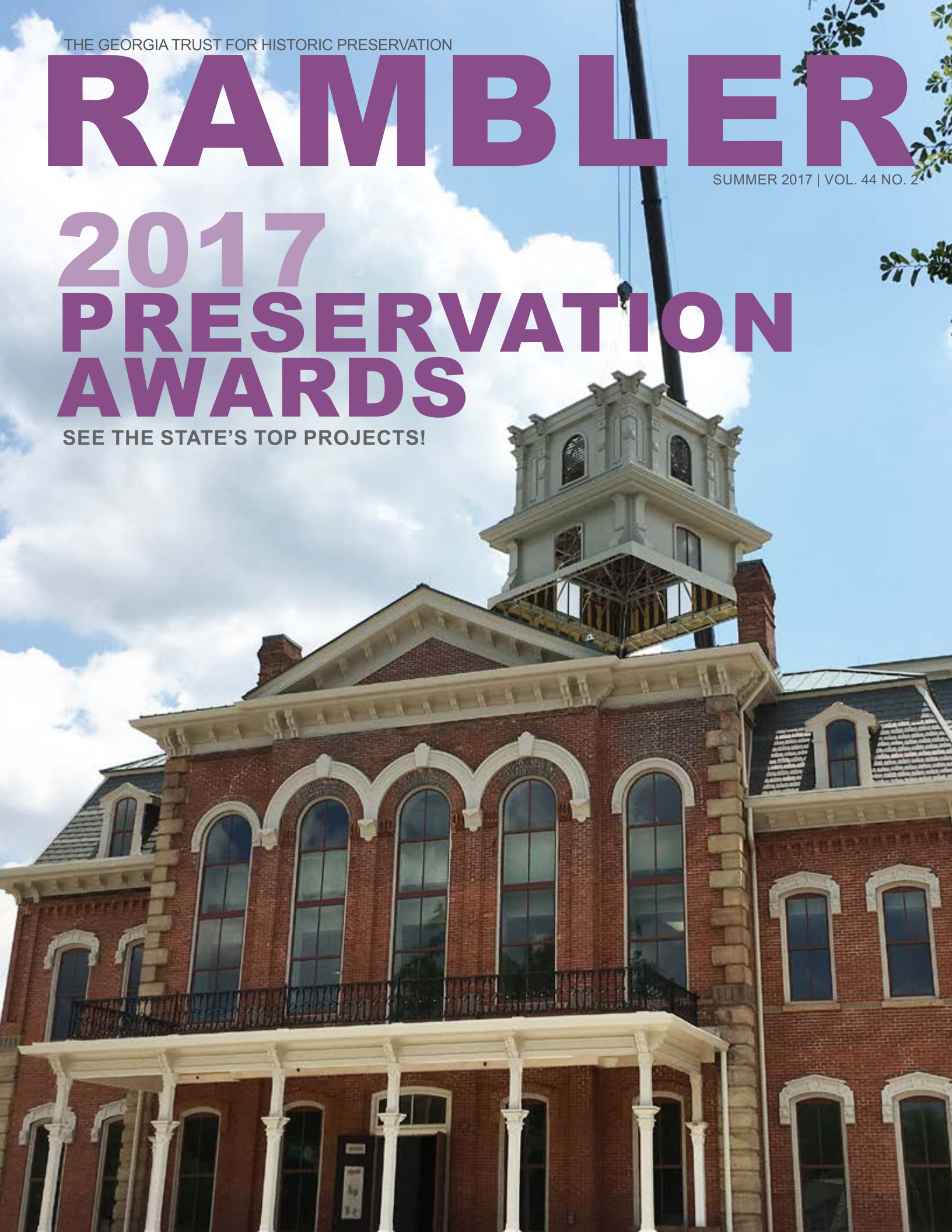
THE GEORGIA TRUST FOR HISTORIC PRESERVATION

RAMBLER

SUMMER 2017 | VOL. 44 NO. 2

2017 PRESERVATION AWARDS

SEE THE STATE'S TOP PROJECTS!



2017 AWARDS SHOW DIVERSITY OF GEORGIA PRESERVATION


A HIGHLIGHT OF EACH YEAR

is The Georgia Trust's annual Preservation Awards, which were presented in Gainesville, Georgia on April 28. This year's roster of winners included institutional buildings at our elite universities, private homes, commercial buildings, a historic theater, a courthouse, a school, and a beach pavilion that was constructed for African Americans during the shameful time of segregation. This diverse array of projects shows the wide range of historic places that are being rehabilitated by dedicated Georgians.



We also recognized several individuals who have made outstanding contributions to their communities and our state. The unifying factor in all these awards is the standard of excellence that is being maintained in Georgia, which is one of America's true leaders in the art of revitalization and renewal.

You may not know that our awards are chosen from a list of nominations submitted by you and reviewed by our committee. This process allows for The Georgia Trust to discover admirable projects and people from all across our state. Incidentally this is the same process we use for our *Places in Peril* list, our scholarships and other means of assistance.

Please participate in our programs by nominating admirable preservation projects or people from your community. We want and need your input. 

Mark C. McDonald
President & CEO



RECLAIM · RESTORE · REVITALIZE

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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 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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Printing of the *Rambler* is made possible by the Georgia Power Company.

Cover image: Hancock County Courthouse in Sparta, Georgia - Recipient of the 2017 Marguerite Williams Award

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

THE GEORGIA TRUST FALL RAMBLE: FROM RIVER TO RIVER SAVANNAH FALL RAMBLE—TAKE TWO!

Saturday, October 6-8, 2017

The Georgia Trust is not going to let last year's Hurricane Matthew stop us! We are planning a Fall Ramble do-over in 2017 and it will be even better than before. Ramblers will go *From River to River* to explore Georgia's first city October 6-8.

History enthusiasts will be charmed by Savannah's early streetcar suburbs, its renowned historic downtown, and the low country of the Moon River District.

Ramblers will have the opportunity to explore grand Colonial Revival and Craftsman homes of Ardsley Park and Chatham Crescent and mid-century architectural gems of Kensington Park. See private residences, recently-completed preservation projects and up-and-coming rehabilitations in Savannah's Historic Landmark Districts

overlooking its famous squares. Wrap up the Ramble weekend by discovering historic waterfront homes in the Moon River District on Isle of Hope.

The Savannah Ramble will journey through classic Savannah and to places that Ramblers have never been exposed to before. It promises to be an unforgettable weekend! For more information or to register, visit GeorgiaTrust.org.



HAY HOUSE | A PROPERTY OF THE GEORGIA TRUST TOAST & TASTE: A LAVISH CULINARY EVENING

Thursday, October 19, 2017

Hay House is pleased to again host *Toast & Taste*, a singular opportunity to share the expanse of Georgia wineries, distillers, and brewers, as well as the cuisine of Macon's restaurants, caterers, and its best amateur chefs. This festive affair will benefit the operations, preservation efforts, and educational offerings of Hay House, Macon's 1855 National Landmark House on Georgia Avenue, known by many as the "Palace of the South."

This exceptional culinary and auction event will boast tastings from Macon restaurants and caterers. Top wines from Georgia Distributors will again join the products of Georgia wineries, breweries, and producers of spirits such as vodka, rum, bourbon, and rye. The Tastes and Toasts will again fill the grand rooms on the Main level of Hay House.

One of Macon's finest live auctions will punctuate the evening, featuring private performances by world-renowned musicians, special meals with great chefs in historic houses, weekend getaways, and other items offered for competitive bidding. A rousing raffle will feature the widely acclaimed Big Green Egg ceramic grill and numerous items and gift certificates; all constituting a big giveaway for the lucky winner!

For more information or to register, visit HayHouseMacon.org.



MARK YOUR CALENDARS!

THE GEORGIA TRUST FALL RAMBLE

October 6-8, 2017

Savannah, Georgia

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

TOAST & TASTE AT HAY HOUSE: A LAVISH CULINARY EVENING

Thursday, October 19, 2017, 6:00 to 9:00 p.m.

Hay House, Macon

Join us for middle Georgia's premier tasting event, featuring a variety of wines, brews and spirits from multiple distributors. Sample local cuisine produced by Macon's top restaurants and caterers while bidding on items in one of the city's finest live auctions.

UPTOWN RHODES RACE AT THE HAUNTED CASTLE 5K

Saturday, October 28, 2017, 9:00 a.m.

Rhodes Hall, Atlanta

Run or walk through the creepy twists and ghoulish hills of boo-tiful Ansley Park. Afterwards join us for an exciting hair-raising after-party featuring a costume contest, delicious food, tours of our "haunted castle" and great prizes. Costumes encouraged.

HALLOWEEN HAY DAY

Sunday, October 29, 2017, 1:00 to 4:00 p.m.

Hay House, Macon

Celebrate Hay Day, a biannual family friendly event that is FREE and open to the public. Take a self guided tour of Macon's premier National Historic Landmark decorated for Halloween, make a craft, and enjoy light refreshments. Fun for all ages.

LEGENDS AND LORE TOUR

Sunday, October 30, 2017, 5:00 p.m.

Hay House, Macon

Experience a spine-tingling behind-the-scenes tour of Hay House, Macon's "Palace of the South." Hear guides recount tales of unexplained sounds, mysterious problems with lights and doors, and sightings of apparitions. Explore the original Springhouse, located under the nearby Harris-Hall-Bennett House, a site with stories of hauntings as well. The evening concludes with wine and canapes in the Dining Room.



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

GEORGIA TRUST WELCOMES NEW OFFICERS & BOARD MEMBERS

At our Annual Meeting in Gainesville, the Trust elected five new members to the Board of Trustees and said good-bye to five Trustees who ended their terms at the end of the previous fiscal year. The Trust wants to thank **Max Cronk, Ira Levy, Pamela NeSmith, Stanley J. Pritchett, Sr. and Susan Starr** for all their efforts while serving on the Board of Trustees.

Georgia Schley Ritchie (Atlanta) was elected Chair of The Georgia Trust Board of Trustees.

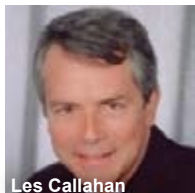
Bill Peard (Atlanta), who has chaired the board for the past two years, stepped into the office of Immediate Past Chair.

Henry Parkman (Decatur) was elected as Vice Chair by the Board of Trustees.

David A. Smith (Decatur) was elected as Secretary by the Board of Trustees.

New Georgia Trust Board members are **Les Callahan** (Atlanta), **Bill deGolian** (Atlanta and Washington, Ga.), **Jay Gould** (Atlanta), **Robert Mays** (Atlanta) and **Chris Howard** (Macon).

Les Callahan is President of First Colony Financial Corporation, a real estate leasing, property management, and development firm. Mr. Callahan serves as a Director of the Bank of North Georgia, as Treasurer of the College for Bishops of the Episcopal Church USA, and as Chairman of the Finance Committee of the Episcopal Diocese of Atlanta.



Les Callahan



Bill deGolian



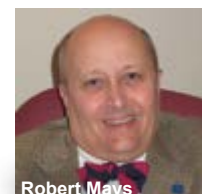
Jay Gould

Bill deGolian is a longtime partner in the law firm of Johnson and Ward in Atlanta. Mr. deGolian is a Eucharistic minister and lector at the Cathedral of Christ the King in Atlanta. He was a Saturday Lawyer for the Atlanta Volunteer Lawyers Foundation for more than 20 years, served as president of the Springlake Civic Association, and is currently involved in community affairs in Washington, Ga.

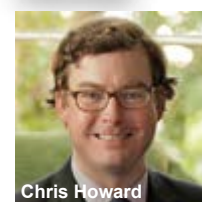
Jay Gould is President and CEO of Interface, Inc. Mr. Gould has worked internationally for more than 20 years and has helped to globalize brands such as Minute Maid, Dasani, Graco and Rubbermaid. He also built a global innovation system at Coca-Cola that included development centers on all six major continents.

Robert Mays is retired First Vice President of SunTrust's Foundations and Endowments Specialty Practice but continues to hold close ties to the bank, their foundations and the Atlanta community through his monthly grant seekers forum. Mr. Mays serves on the Boards of the Atlanta Girls' School, Shepherd Center Foundation, Canterbury Court and the Cherokee Garden Library.

Chris Howard, Chairman of the Hay House Council, will serve as an *ex-officio* member of the Board of Trustees. Mr. Howard is Public Affairs Specialist for the Middle Georgia region for Cox Communications. He is the Immediate Past Chair of the Board of Historic Macon Foundation and is a great supporter of Hay House and other civic and charitable organizations. 📍



Robert Mays

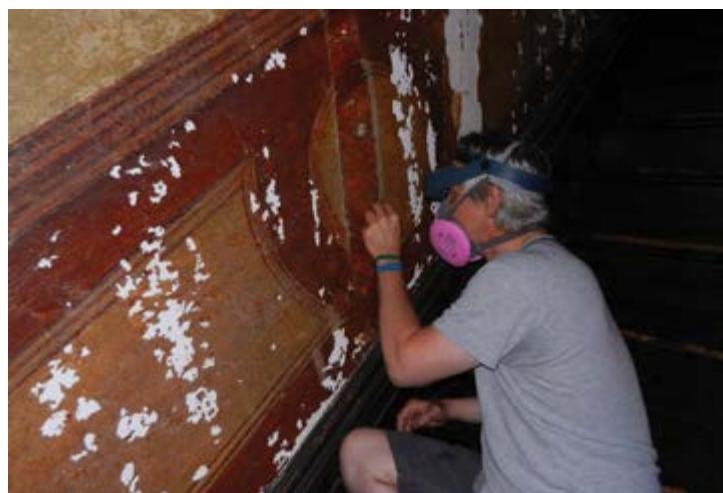


Chris Howard

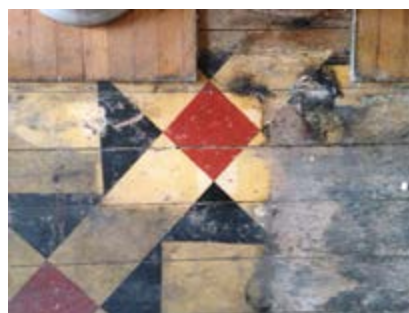
HAY HOUSE RESTORATION UPDATE

Pursuant to The Georgia Trust's decision to restore the Second Floor Hall (Passage) at Hay House to its original 1860s appearance, and following our Historic Structures Report and paint analysis by Susan Buck and Willie Graham, New York-based conservator Christopher Mills was retained for further studies. After the demolition of the late Felton period closets in the Hall, Mills arrived in early June and spent two weeks removing the later 1912 wall and ceiling canvas to expose earlier finishes. While his studies confirmed a simple paint scheme on the walls (a lower wainscot section of red and an upper finish of light yellow cream), he cleaned a section of the exposed, painted floor pattern which matches the wall coloration and he revealed the original layer of very fine faux wainscot on the stairs with *trompe l'oeil* mahogany and combed oak panels. This layer was later covered over by a cruder second version in the late 19th century. Mills also worked on further studies in Mary Ellen's Bedroom of early painted wall decoration and on the original faux paint treatment in Ruth's Room. It is believed that the Hall served as a family sitting room in the 19th century and studies revealed possible evidence of large paintings (maybe some of those acquired by the Johnstons on the Grand Tour) hanging on the walls.

During the next few months, the Trust will begin the restoration of the Hall and Ruth's Room. For the Hall and nearby bedrooms, original Johnston-Felton furniture will be restored and in Ruth's room, the Ruth statue will be permanently relocated back to its original location. 📍



Conservator Christopher Mills cleans back the later layer of *trompe l'oeil* on the stairway from the Hall to the Third floor to reveal the earlier, more realistically rendered version with faux mahogany and oak panels.



The cleaned original decorative painting of the Second Floor Hall floor

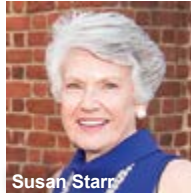
GEORGIA TRUST HONORS NEWEST EMERITUS TRUSTEES

This past spring, The Georgia Trust Board of Trustees elected **Ira Levy** of Rome and **Susan Starr** of Atlanta as its newest Emeritus Trustees.

Ira Levy is the CEO of Paper Recovery of Georgia and has dedicated most of his life to preservation by rehabilitating more than a dozen residential properties around the country with his wife, Libby. For the last 30 years, Ira has helped to revitalize Rome's historic downtown district by rehabilitating both houses and commercial buildings. Ira served as chair of the Board of Trustees from 2013-2015 and was recently honored with Libby for their preservation work during the Trust's annual Preservation Gala.



Ira Levy



Susan Starr

A native of North Carolina, **Susan Starr** has been volunteering in various preservation activities throughout Georgia since moving to Atlanta in 1992. She has been a member of The Georgia Trust Board of Trustees since 2011 and serves on the selection committees for The Georgia Trust's Preservation Awards and annual listing of *Places in Peril*. Susan received the Trust's Camille W. Yow Volunteer of the Year Award in 2010 for her dedication to Rhodes Hall and was recently honored with her husband, Mike, at the Trust's Preservation Gala for their dedication to preservation around the state.

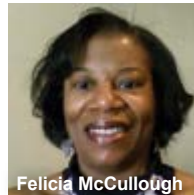
STAFF TRANSITIONS

Felicia McCullough, the Trust's senior director of finance, retired after 25 years. "Felicia McCullough has served The Georgia Trust for 25 years with integrity and dedication. I have had the pleasure of working with her for nine of those years and she leaves us in excellent financial condition to face the challenges of historic preservation in our state," said Georgia Trust President and CEO Mark C. McDonald.

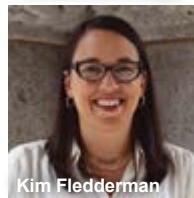
Georgia Trust Donor Relations Manager **Kim Fledderman** resigned to accept a position at Children's Healthcare of Atlanta. "Kim was a great asset to the Trust," said Georgia Trust President and CEO Mark C. McDonald. "We will certainly miss Kim and wish her the best!"

The Georgia Trust welcomes **Debbie Linton** as the Trust's director of finance and administration. A graduate of Lincoln University in Pennsylvania, Debbie holds a bachelor's degree in accounting. She brings to the Trust 20 years of accounting experience from various advertising agencies, accounting firms and non-profit organizations, an industry she enjoys most.

The Georgia Trust welcomes back **Nawana Wilkerson** as the Trust's donor relations manager. For more than 10 years, Nawana has worked in nonprofit fundraising for organizations including Families First, the New York City Opera and the Studio Museum in Harlem. A native of Long Branch, New Jersey, Nawana received a bachelor's degree in communications from St. Peter's University.



Felicia McCullough



Kim Fledderman



Debbie Linton



Nawana Wilkerson

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2017 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. Forty 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 **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.

WINNER
Marguerite
Williams
Award

HANCOCK COUNTY COURTHOUSE

SPARTA, HANCOCK COUNTY

Marguerite Williams Award for Excellence in Preservation

The Hancock County Courthouse in Sparta, Ga. received the Marguerite Williams Award, presented annually to the project that has had the greatest impact on preservation in the state. The building also received an award in the Excellence in Preservation category. The Hancock County Courthouse received the Marguerite Williams Award in recognition of the community's determination to rebuild the historic building after it was destroyed by fire in 2014. Listed twice on The Georgia Trust *Places in Peril* list, the Second Empire style courthouse has served the county since 1883 and is listed on the National Register of Historic Places. Nicknamed "Her Majesty" by locals, the Hancock County Courthouse was reconstructed and reopened in 2016.

A photograph of the Ritz Theatre building in Toccoa, Georgia. The building is a two-story structure with a light blue and white facade. A prominent red marquee above the entrance reads "WELCOME TO THE HISTORIC RITZ THEATRE". A circular graphic in the upper left corner contains the text "WINNER Chairman's Award".

WINNER
Chairman's
Award

RITZ THEATRE
TOCCOA, STEPHENS COUNTY
Excellence in Rehabilitation

RITZ THEATRE

Built in 1939 by Robert McLendon, the Art Moderne theater seated 500 people and brought Hollywood-style entertainment to Downtown Toccoa. One of two remaining operational McLendon-owned theaters left in Georgia, it was known for its large neon-lit marquee, which was removed during the 1970s. After being closed for funding issues, the Ritz Theatre was bought by the City of Toccoa in 2014, and the city has since completed a major rehabilitation of the building. Along with help from various preservation organizations, including the Fox Theatre Institute, a replica marquee was built and installed with a state-of-the-art message board and the brick veneer that was added in the 1990s was removed to expose the historic façade. Once again the theatre is an avenue for economic development and cultural enrichment and an anchor in Downtown Toccoa.



SUGAR CREEK PLANTATION
MCRAE-HELENA, TELFAIR COUNTY
Excellence in Restoration

SUGAR CREEK PLANTATION

Located in the McRae-Helena area, Sugar Creek Plantation was the home of Gov. Eugene Talmadge and his son, U.S. Senator Herman Talmadge. It was built in 1937 just after Eugene Talmadge left office after serving his second term as Governor of Georgia. Sugar Creek Plantation was purchased by Jim Wooten in 2011 after having been vacant for more than a decade. With help from folks in the community who were interested in the property, the owners set out to restore the house and nearby cottage to their original condition, including period furnishings. Modern updates to the plumbing and HVAC systems were made as a part of the restoration. Today the main house and plantation are being used as an event space for meetings, parties and weddings.



CARNEGIE LIBRARY
GEORGIA TECH
ATLANTA, FULTON COUNTY
Excellence in Rehabilitation

**CARNEGIE LIBRARY
GEORGIA TECH**

Georgia Tech's Carnegie library stands as a central component among the many historic buildings on its campus. Funded by Andrew Carnegie, the library was constructed in 1906, combining elements of Italian Renaissance and Beaux-Arts architectural styles. This ornate building has seen several renovations and alterations to its interior and exterior during the 1950s-60s and again in the 1980s that severely altered its original character. Partnering with Lord Aeck Sargent in 2015, Georgia Tech began a project to return the exterior façade to its original 1906 condition, using extensive research, conservation analysis and photographic evidence.

JEKYLL ISLAND BEACH PAVILION

Built in 1955, the Jekyll Island Beach Pavilion was the first beach and resort in Georgia designated for African Americans. Three other buildings were constructed shortly after, and the compound later became known as The Dolphin Club and Motor Hotel. After the Civil Rights Act of 1964, the Jekyll Island Authority used the facility for a variety of youth activities. In the 1980s, the property became part of the Georgia 4-H Camp system. Recent rehabilitation efforts returned the pavilion to its 1955 appearance. The entire complex was documented with photographs and measured drawings prior to rehabilitation, and the history of the property is being recorded in a series of exhibits at the new Arrival/Administration building.



HISTORIC JEKYLL ISLAND BEACH PAVILION

JEKYLL ISLAND, GLYNN COUNTY
Excellence in Rehabilitation

MERRITT-LONG HOUSE

Built in 1894 by T. E. Merritt in Macon, the Folk Victorian cottage was acquired by the Historic Macon Foundation (HMF) and rehabilitation work began in 2015. Having been vacant for decades, the house and its considerable size made it HMF's largest project to date. The rehabilitation work included the front porch, which was designed based on the original footprint evidenced on a historic Sanborn map, opening up the hallway which had been divided into separate rooms, and maintaining the historic wood flooring whenever possible. The rehabilitation utilized tax credits and the state's preferential property tax assessment program and is a contributing property in the Tindall Heights Historic District.

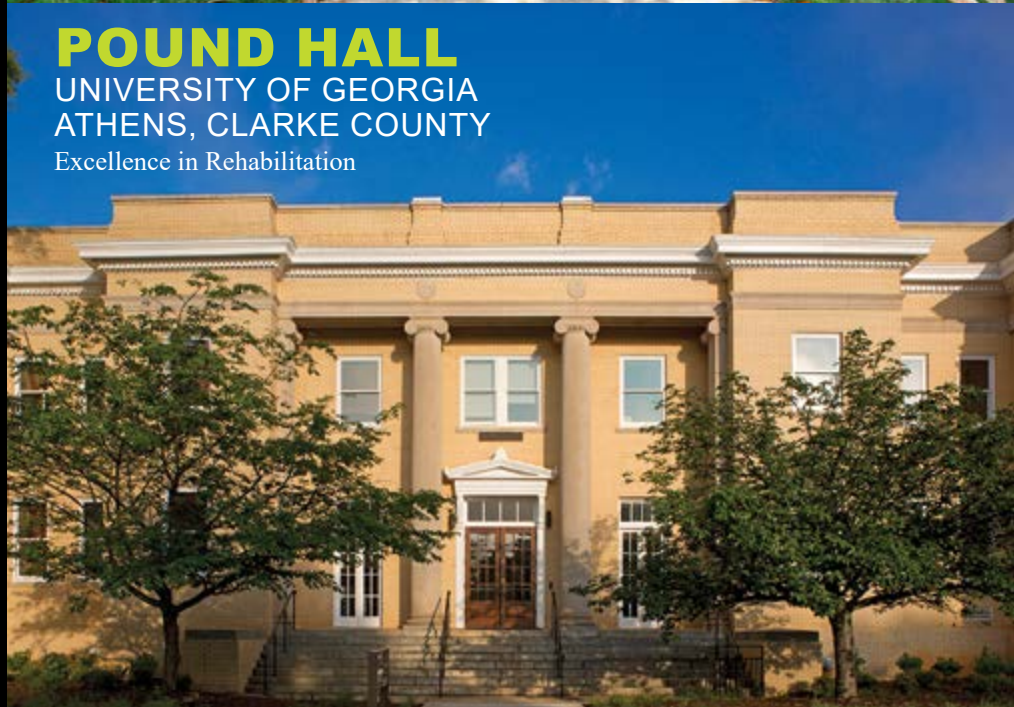


MERRITT-LONG HOUSE

MACON, BIBB COUNTY
Excellence in Rehabilitation

POUND HALL UNIVERSITY OF GEORGIA

UGA's Pound Hall, an example of early 20th century neoclassical architecture, served as the State Normal School auditorium from 1917 to 1932 and is among the seven buildings on the UGA Health and Sciences campus listed on the National Register of Historic Places. Having undergone several renovations since its construction, the recent Pound Hall rehabilitation focused on its historic design and construction. These elements included reestablishing the original staircase landing, restoring decorative railings, and fully reopening the stair at the upper level. With the use of historic photos, exterior work included new double-hung sash windows and new storefront doors at the entry, modeled after the original.



POUND HALL

UNIVERSITY OF GEORGIA
ATHENS, CLARKE COUNTY
Excellence in Rehabilitation

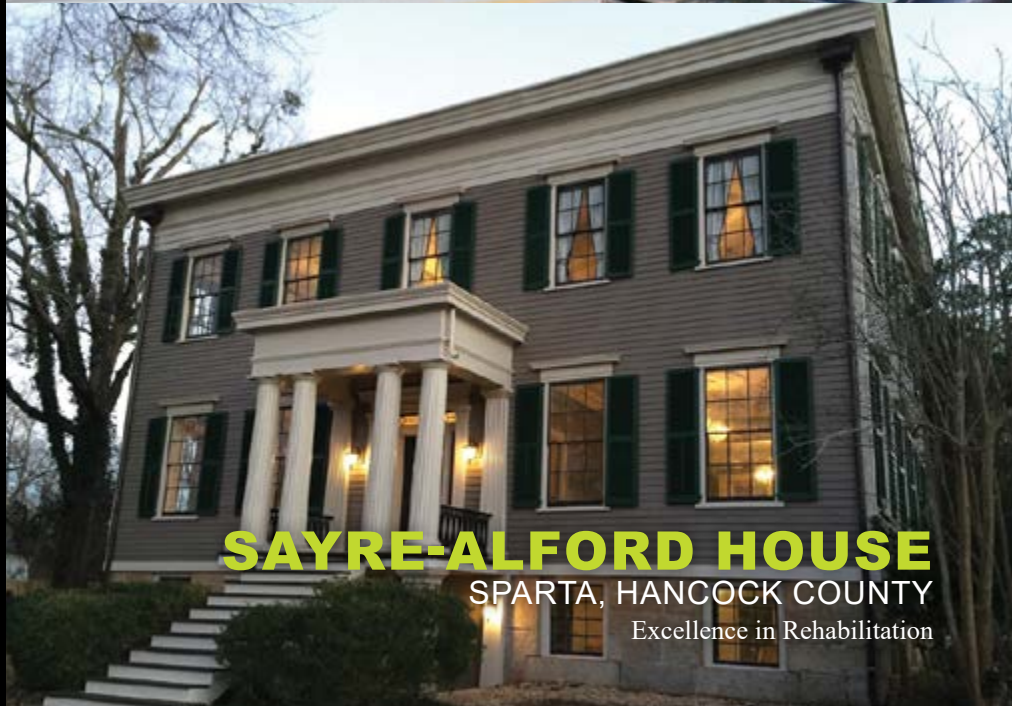
STANDARD BUILDING

Built in 1878, the Standard Building has been a fixture in downtown Macon, serving as home to piano shops, music halls, bicycle shops and furniture stores. The building experienced a fire in 1939, whereafter changes were made to the exterior of the building and again in the 1980s with metal and plate glass storefronts. Damaste Real Estate began the rehabilitation in 2013 and experienced an unusual setback in 2015, when a bus unexpectedly exploded on Cotton Avenue as part of a movie filming. The resulting fireball damaged the building; however, the production company paid for repairs. Creating 12 loft units and retail space, this project used the State Preferential Tax Assessment Program for Rehabilitated Property and has been approved for \$300,000 in Georgia income tax credits through the tax credit program.



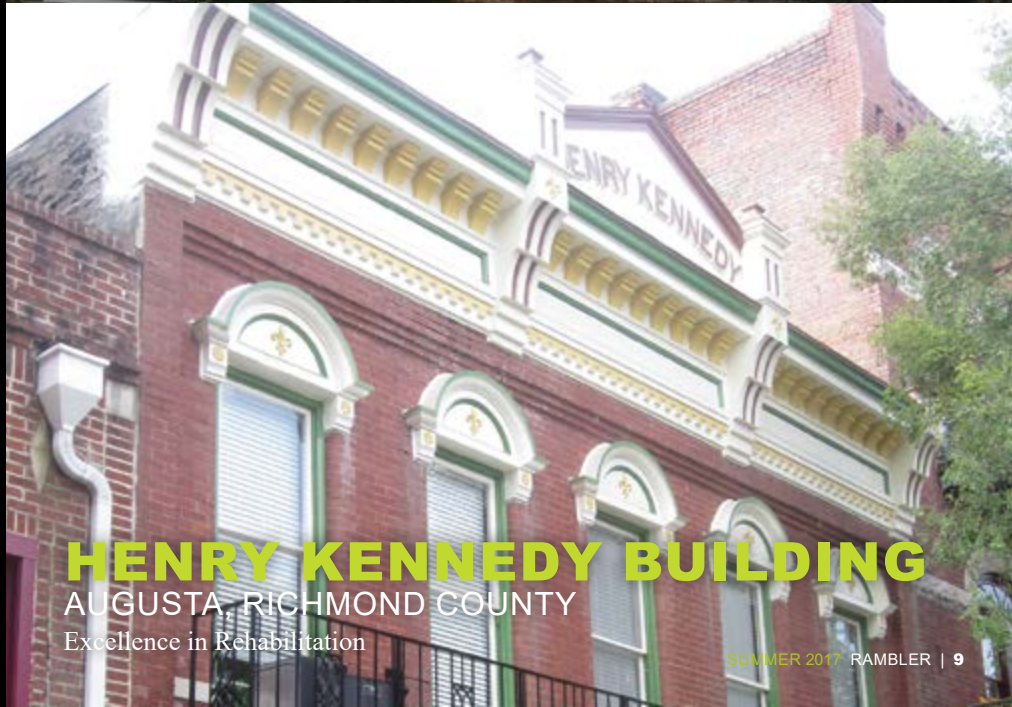
SAYRE-ALFORD HOUSE

Completed in 1839, this elegant Greek revival house in Sparta has a central hall plan with six bedrooms and 12 fireplaces. The house was sold through The Georgia Trust's Revolving Fund in the fall of 2015. Improvements included gutter systems, positive grading, and replaced window panes and shutters. Inside the house, the original pine floor was restored in the main hall following the removal of asbestos tile; bathrooms and kitchens were remodeled; and blown-in insulation was installed along with modern HVAC units throughout all three levels of the house. Since this successful rehabilitation, the house was featured on The Georgia Trust's Expedition to Sparta.



HENRY KENNEDY BUILDING

The Kennedy Building was constructed in 1902 by Henry Kennedy and is an example of turn-of-the-century commercial architecture found throughout Downtown Augusta's historic district. The bottom floor served as retail space, and the upper floor served as a residence until 1935, whereafter it remained vacant. Rehabilitation began in 2014 after Ben Harrison bought the building. The main focus of the work was the second floor, which was in poor condition. Wood windows, hardwood floors, mill work and pocket doors were all restored. The work was completed in the summer of 2015 and all of the residential units and retail space have been filled. The building is now featured on Historic Augusta's Annual Downtown Loft Tour as an outstanding rehabilitation.



MADISON-MORGAN CULTURAL CENTER

This 1895 Romanesque Revival building in Madison served as one of the first grade schools in the south until 1957 when it was repurposed as the Morgan County Public Library. The Madison-Morgan Cultural Center (MMCC) opened its doors in 1976 offering a history museum of the Piedmont Region, rotating art exhibitions and world class performances. After consultation with Southface and The Georgia Trust, the MMCC began their project to rehabilitate and make environmental upgrades. The work focused on tightening the building envelope, which included insulating the attic, window restoration, repointing brick, updating HVAC systems and appliances to ENERGY STAR levels, and replacing all lighting to LED. As a result of the rehabilitation, utility bills have been lowered by 35%, a savings that can be redirected towards programming.



MADISON-MORGAN CULTURAL CENTER

MADISON, MORGAN COUNTY

Excellence in Rehabilitation

BROUGHTON STREET COLLECTION

Broughton Street was the historic economic corridor of Savannah, though decades of blight and vacancy had plagued the downtown. Ben Carter Enterprises began acquiring buildings along Broughton Street. Called the Broughton Street Collection, 16 buildings were rehabilitated. The work included removing concrete and stucco facades, exposing historic brick and stone detailing and restoring historic windows. Interiors were rehabilitated, creating 22 storefronts occupied by local and national retailers and 48 upper story residential units. The rehabilitations have made a large impact on restoring the historic fabric along Broughton Street. Ben Carter Enterprises' work spans six blocks with a total private investment of \$90 million.



BROUGHTON STREET COLLECTION

SAVANNAH, CHATHAM COUNTY

Excellence in Rehabilitation

TAD BROWN

THOMSON

Mary Gregory Jewett Award

Tad Brown serves as President of The Watson-Brown Foundation, an organization that labors to improve education in the American South by funding its schools and students and preserving its history.

During Mr. Brown's tenure, the Watson-Brown Foundation has restored three historic buildings in Thomson associated with the life of Tom Watson, noted Georgia elected official, restored the T.R.R. Cobb House in Athens and the Goodrum House in Atlanta.



TIFFANY ALEWINE

FLOWERY BRANCH

Camille W. Yow Volunteer of the Year Award

A dedicated volunteer of The Georgia Trust for ten years, Tiffany was a driving force behind the creation of Inherit GA, the Trust's young supporters group.

She serves on the Inherit GA Board and is a representative for the Board of Trustees. Tiffany was the event chair of the 2017 Spring Ramble in Northeast Georgia and was a critical part of its success. She also serves on the committee for the 2017 Fall Ramble in Savannah where she has a vacation home.



TONY LONG

MACON

Excellence in Preservation Service

Tony Long is a leading preservation craftsman in Macon. With his painting company, A.T. Long & Son Painting Contractors, he has worked on many historic properties,

including the Hay House. Tony has also invested in historic properties in Downtown Macon, prior to its revitalization. As a former president of Historic Macon Foundation, he worked to strengthen the organization and engaged members. Tony has been involved with a majority of the past Georgia Trust award winning projects from Macon.



PAST PLACES IN PERIL

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

HALSTON PITTMAN



LOST

DART HOUSE, BRUNSWICK

Despite public outcry, the Brunswick-Golden Isles Chamber of Commerce demolished one of the city's oldest houses.



THE BRUNSWICK NEWS



SAVED

MIMOSA HALL, ROSWELL

Roswell City Council members voted unanimously to approve the purchase of Mimosa Hall, the former home of noted architect Neel Reid.

GEORGIA TRUST SEEKS APPLICANTS FOR INAUGURAL CALLAHAN INCENTIVE GRANT

The Georgia Trust for Historic Preservation is accepting applications for its inaugural Callahan Incentive Grant. Made possible by Barbara and Les Callahan, long-time supporters of The Georgia Trust, a total of \$10,000 will be awarded to one or more nonprofit or governmental organizations that are undertaking the rehabilitation of a historic building or site located within the state of Georgia.

The postmark deadline is Friday, July 21; recipient(s) will be announced at the Trust's *Places in Peril* announcement in November.

For more information or to download an application, visit GeorgiaTrust.org or contact the Trust at 404-885-7817 or nnickels@georgiatrust.org. Applications must be postmarked or e-mailed no later than Friday, July 21.

MARIA SAPORTA

ATLANTA

Excellence in Preservation Service

Maria Saporta is a longtime Atlanta business, civic and urban affairs journalist with a deep knowledge of our city, region and state. Since 2008, she has written a weekly



column and news stories for the *Atlanta Business Chronicle*. Prior to that, she spent 27 years with the *Atlanta Journal-Constitution*. Through her acclaimed publication, *Saporta Report*, Maria has highlighted preservation successes and failures and helped educate a wider audience about why our historic built environment matters.

GEORGIA HOUSE OF REPRESENTATIVES STUDY COMMITTEE ON HISTORIC SITE PRESERVATION

Senator George Hooks Award

This year's recipients are **Chairman Chuck Williams**, **Vice-Chairman Debbie Buckner**, the **Honorable Beth Beskin**, the **Honorable Buzz Brockway**, and the **Honorable Trey Rhodes**, a team of people who dedicated a great portion of their time as legislators to studying and furthering the goals of historic preservation in the State of Georgia.

In 2016, the Georgia House of Representatives Study Committee on Historic Site Preservation was formed to meet with and listen to the needs, aspirations, and concerns of preservation leaders throughout the state of Georgia. The representatives hosted several meetings across the state to collect information and ultimately presented a final report, which was highly supportive of the State's preservation-related programs. Specifically, the report recognized the effectiveness of the Historic Tax Credit program and called for means of strengthening it. The members of the committee helped elevate the significance of historic preservation and we are grateful for their work and continued support.



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. 1860 Fantastic Greek Revival house built during the Civil War and almost completely unchanged, on 4 private acres with mature trees, antique fencing, and several historic outbuildings. House has full-width portico with 2-story Doric columns and hanging balcony, oversized windows and doors with massive trim, 8 original fireplaces, and beautiful heart-pine floors. Wide-plank walls and ceilings through most of the interior—3 rooms upstairs have never been painted and after 150 years have a wonderful patina. This is a very rare find—no old house lover will want to miss this! \$375,000. 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.



BARNESVILLE, c. 1850 Fabulous Greek Revival Home in historic small town. Built and owned by the Peavy family continuously until 2004. Has been remodeled to enhance the feel of 1800's while upgrading the systems, appliances, bathrooms and storage. 12 ft ceilings. Heart of pine floors. Arches from living & dining room to hallway fill interior with lights. Call Dora Cox Realty at 770-358-7000 or go to www.DoraCoxRealty.com.



BARNESVILLE, c. 1874 The Jesse Stephens house is located mid-point in the Thomaston St Historical District (on the National Register of Historic Places), within easy walking distance of picturesque downtown Barnesville. Glorious Carpenter Gothic filled with many period details. Spacious 2-story offers 5 Bedrooms, 2.5 baths and an impeccably renovated kitchen. Downstairs Master Suite has been enlarged and modernized. Added 2-car Carriage House with period design. A remarkable opportunity to own a piece of history that boasts ties to the founding of the Carter Collier Manufacturing Dynasty at a give-away price of \$269,900! Call Cindi Alexander of Ann Imes & Associates, 770-228-7653.



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.



LYONS, c. 1908 Historic Garbutt House, aka '20 columns,' offers Modern Luxury combined with Formidable Elegance. 5BR, 3Full 2Half BA w 1.79 acres plus up to 50 add'l available acres upon negotiation. Listed in the National Register, this site is perfectly located for convenient living as well as Commercial Opportunity! 2660 SqFt free standing attic, Quarter-sawn pine flooring, Mahogany staircase, Veneer mantels, Pine wainscoting/door and window surrounds, marble fire boxes, elevator and more! Darcy Covington, The Darcy Lyn Team, Keller Williams Realty, 912-341-7987.



MADISON, c. 1835 The Joshua Hill House is the most historically significant home in Madison, GA. This 4 bedroom 3.5 bath Greek Revival sits eloquently on its own block surrounded by gardens, a potting shed, 2 car detached garage, pool and pool house, and a beautiful mature pecan grove. The interior features original hardwood floors, immaculate moulding and details, and floor plan with a perfect balance of formality and comfortable living. 6,393 sqft, offered at \$3,000,000. 485 Old Post Road. Contact Rhonda Smith, Algin Realty, 706-319-7980 or rsmithspa@yahoo.com.



MADISON, c. 1905 Madison Oaks Inn and Gardens encompasses historic Southern charm. 5 bedroom, 5.5 bathroom Neoclassical surrounded by over 5 acres of verdant gardens, a salt water pool and pool house, detached garage, manicured lawns and towering Oak trees lining the drive. Zoned residential with a commercial B&B Inn variance, live here or have the perfect B&B or events venue right in town just a few blocks from shopping and schools! Contact Rhonda Smith, Algin Realty, 706-319-7980 or rsmithspa@yahoo.com.



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



MARIETTA, c. 1838 One of the most impressive antebellum homes in the Atlanta region is Oakton (c.1838). Nestled on 5.5 acres, the estate with its historic gardens is on the National Register of Historic Places. Original owner, Circuit Judge David Irwin sold to John Wilder of Savannah in 1852. First time on market since 1938. Thirteen ft. ceilings, remodeled kitchen, original floors, & spectacular porches are some wonderful qualities of this unique home. Offered at \$2,500,000. Kim Foley, Berkshire Hathaway Homes Services, Luxury Collection, (404) 537-5200, kim.foley@bhhsgeorgia.com.



ROME, c. 1901 Located in the Between the Rivers District in Rome, this spacious 5 bedroom, 3 bath home has been meticulously maintained with many of its original features. Stately stone walls greet you as you begin your ascent up the paver walkway to the gracious front porch with scenic views of the Clocktower and mountains on the horizon. With formal and casual living spaces, this home offers many charming vignettes to enjoy. \$497,900. Contact Kimberly Prusakowski, Hardy Realty, 770.712.4250 or kprusakowski@hardyrealty.com.

GEORGIA TRUST REVOLVING FUND 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 or call 404-885-7819.



HAYNES-MARTIN HOUSE

A one-of-a-kind historic home located just off the courthouse square in Sparta, the Haynes-Martin House dates to the 1820s, with further construction likely in the 1840s. The Haynes-Martin House requires significant rehabilitation but appears to be structurally sound. The house is in the Sparta Historic District, listed in the National Register, and may be eligible for federal and state Rehabilitation Tax Credits. \$75,000. Contact Ben Sutton, 404-885-7819 or bsutton@georgiatriust.org.



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.



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.



SPARTA FEED AND SEED

Sparta, c. 1890s. This wood frame commercial building dates to the late nineteenth century and 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. Contact Ben Sutton, 404-885-7819 or bsutton@georgiatriust.org.

ABOUT THE GEORGIA TRUST REVOLVING FUND

The Revolving Fund Program was established to provide effective alternatives to demolition or neglect of architecturally and historically significant properties by promoting their rehabilitation and monitoring their preservation in perpetuity. A buyer of a Revolving Fund property must sign a Reserved Conservation Easement and Preservation Agreement. The easement, which ensures the historic integrity of the property is retained, is attached to the deed in perpetuity and is monitored by The Georgia Trust. Learn more at GeorgiaTrust.org or call 404-885-7819.



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**2017 PRESERVATION
GALA**

More than 400 people attended the 33rd annual Preservation Gala: *Georgia in my Mind*, raising more than \$150,000 to help support the Trust's mission to *reclaim, restore and revitalize* historic places across the state. Chaired by Teri and Mose Bond, the April 1 event honored preservation supporters around the state.

Photos by Ron Jones Photography





The Georgia Trust for Historic Preservation GENERAL OGLETHORPE SOCIETY

The General Oglethorpe Society is an honorary association for the Trust's highest level donors.
For more information, contact 404-885-7805 or membership@georgiatrust.org.

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