



THE  
GEORGIA  
TRUST

RECLAIM • RESTORE • REVITALIZE



2015

ANNUAL REPORT

# RHODES HALL REHABILITATION

Thanks to the generosity of 189 donors, *From Historic to Sustainable*, a Capital Campaign for Rhodes Hall closed out well over goal, with \$2,348,297 raised.

## Work completed since the end of Fiscal Year 2015 includes:

- ▶ **Interior painting:** All of the offices have a fresh coat of paint, and we restored some areas on the main floor where the decorative finishes were failing.
- ▶ **Storm windows:** Exterior storm windows have been installed on most of Rhodes Hall's windows to help save energy and protect the historic oak windows. They are very compatible with our original windows.
- ▶ **Original rugs:** Margaret P. Denny, David L. Perdue and A. Rhodes Perdue, descendants of Amos Rhodes, donated two rugs original to the Rhodes Hall reception hall and dining room.
- ▶ **Third Story Floors:** Several offices had badly worn floors. Some were damaged and required patching; all were refinished.
- ▶ **Energy Star Certification:** Rhodes Hall received Energy Star certification from the U.S. Environmental Protection Agency, signifying that it performs in the top 25 percent of similar facilities nationwide for energy efficiency and meets strict performance levels set by the EPA.
- ▶ **Awards:** The Georgia Trust received the Southface Award of Excellence, which honors an organization or individual for outstanding work advancing sustainability. The Trust was recognized for its "vision, leadership and tenacity in promoting sustainability in historic preservation." The Georgia Trust also won three awards from the Atlanta Better Buildings Challenge: Top Performer awards in Energy and Water conservation, and the Outstanding Achievement award in Water Savings.

We have been tracking our utilities on a monthly basis since 2008, and the savings are impressive. Since 2013, the year before rehabilitation began at Rhodes Hall, energy consumption has fallen 52% and water usage by 48%. We are thrilled with that result, although rising utility rates mean that energy costs dropped by a lower percentage. However, rather than see our utility bills go up, we are saving almost \$5,200 a year to put directly into our programs.

Looking ahead, the remaining project is the landscape and grounds, thanks to a \$500,000 gift from Dean DuBose Smith, in honor of her mother Frances Woodruff "Duffie" DuBose. These funds will be used to improve Rhodes Hall's drainage, paving, parking and access/egress, as well as to beautify the grounds. The highly respected landscape architect firm Tunnell & Tunnell will design a new plan for the grounds which consider the historic landscaping plan of the site, our current use of Rhodes Hall both as an office and as an educational/rental events facility, current challenges with the site, and improvements proposed by staff, Trustees and committee members.

With the rehabilitation nearing its completion, we have established The Georgia Trust Headquarters Maintenance Endowment with all of the unused funds. Thanks to a recent donation by the descendants of Amos Rhodes, this fund is approximately \$700,000. It will be carefully managed by our Investment Committee in order to obtain a maximum return.

▶ Rhodes Hall received Energy Star certification, signifying that it performs in the top 25% of similar facilities nationwide.

# 25%

▶ Since 2013, the year before rehabilitation began at Rhodes Hall, energy consumption has fallen 52% and water usage by 48%.

# 52%

▶ Thanks to 189 donors, the capital campaign to rehabilitate Rhodes Hall closed out well over goal, with \$2,348,297 raised.

# \$2,348,297

► We are saving almost \$5,200 a year in utility bills and putting that money directly into our programs.

\$5,200

# sustainability

## EARTHCRAFT SUSTAINABLE PRESERVATION

The EarthCraft Sustainable Preservation program is off and running! Five pilot projects have received or are working toward certification of a “green rehabilitation” that combines good preservation techniques with energy conservation. The projects are varied, from 3,500 to 150,000 square feet, and each has helped to refine the ECSP guidelines. Georgia Trust and Southface staff have begun promoting the program to preservation and design professionals, and have developed a marketing and development plan to position ECSP for its launch as a statewide, and eventually national, program.



► The Atlanta Daily World Building (pictured) was one of the first projects to receive EarthCraft Sustainable Preservation pilot certification (along with Rhodes Hall!).

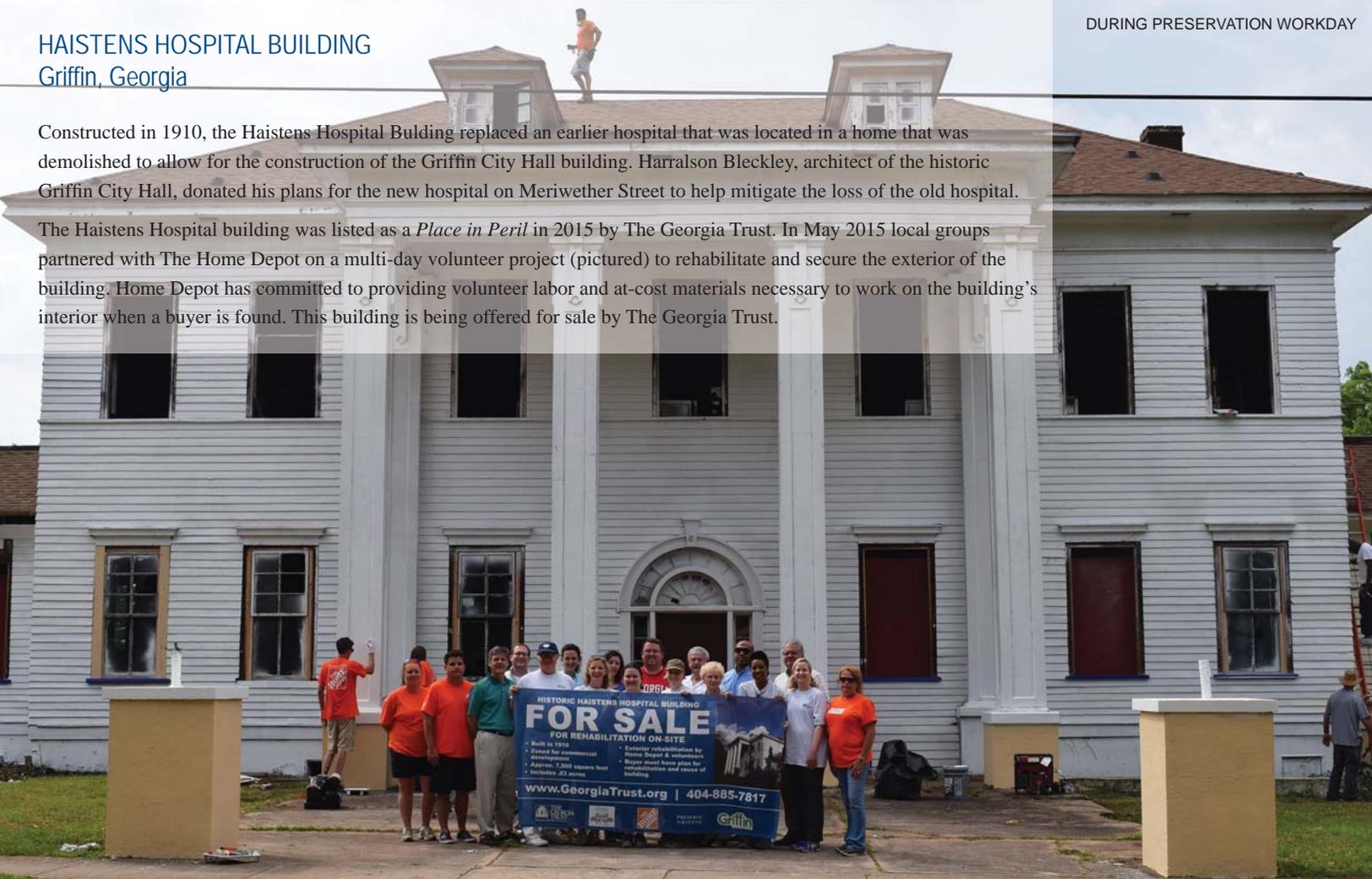


## HAISTENS HOSPITAL BUILDING Griffin, Georgia

DURING PRESERVATION WORKDAY

Constructed in 1910, the Haistens Hospital Building replaced an earlier hospital that was located in a home that was demolished to allow for the construction of the Griffin City Hall building. Harralson Bleckley, architect of the historic Griffin City Hall, donated his plans for the new hospital on Meriwether Street to help mitigate the loss of the old hospital.

The Haistens Hospital building was listed as a *Place in Peril* in 2015 by The Georgia Trust. In May 2015 local groups partnered with The Home Depot on a multi-day volunteer project (pictured) to rehabilitate and secure the exterior of the building. Home Depot has committed to providing volunteer labor and at-cost materials necessary to work on the building's interior when a buyer is found. This building is being offered for sale by The Georgia Trust.



AFTER PRESERVATION WORKDAY



**EASEMENTS** are placed on all properties sold through the Trust's Revolving Fund. These protective covenants protect significant historic structures in perpetuity. Yearly easement inspections are carried out by Georgia Trust staff during the summer to ensure that the properties are maintained.

# statewide assistance

## REVOLVING FUND

Established in 1990, the Revolving Fund program promotes the rehabilitation of architecturally and historically significant properties that suffer from neglect or are in danger of demolition. Through this program, The Georgia Trust markets properties to preservation minded individuals who agree to purchase, rehabilitate and maintain the property. When a property is purchased, protective covenants are attached to the deed to ensure that the historic integrity of the property is retained. Annual reports are made by Trust staff to document the condition of each Georgia Trust easement property.

In Fiscal Year 2015, the Trust sold the Moore-Lewis House in Sparta and the Short-Stevens House in Buena Vista, purchased the Shaffer-Turnell House in Madison, and accepted the donation of and began marketing the Johnson House in West Point. Additionally, the Trust marketed properties in Lexington, Sparta, Menlo, Griffin and Washington. The Trust also monitored the successful rehabilitation of properties recently sold through the program and inspected 41 easements properties in 23 counties of Georgia.



MCLEROY HOUSE  
Madison, Georgia



► To date, The Georgia Trust has sold 26 historic properties through its Revolving Fund and holds 41 easements.

# 41

► To save it from demolition, The Georgia Trust purchased the severely deteriorated McLeroy House in 2009. In 2011, Sandy Sanford purchased the property from the Trust and completed an extensive rehabilitation.



## FAIRVIEW SCHOOL Cave Spring, Georgia

Listed as a 2011 *Places in Peril* site, the 1924 Fairview School building is one of the few remaining structures that provided education to African American children in Georgia. Much of the history of these residents has been lost or is difficult to recover. This building is living evidence of a time when African Americans wanted, sought and yearned for a quality educational experience. It provides a glimpse of segregated education and the impact it had on the children of the period.

In January 2015, The Georgia Trust co-hosted a volunteer workday with the Fairview Brown Foundation at the Fairview School. Over 60 volunteers cleared vegetation and prepared the grounds for future stabilization and preservation work.



# preservation programs

## PLACES IN PERIL

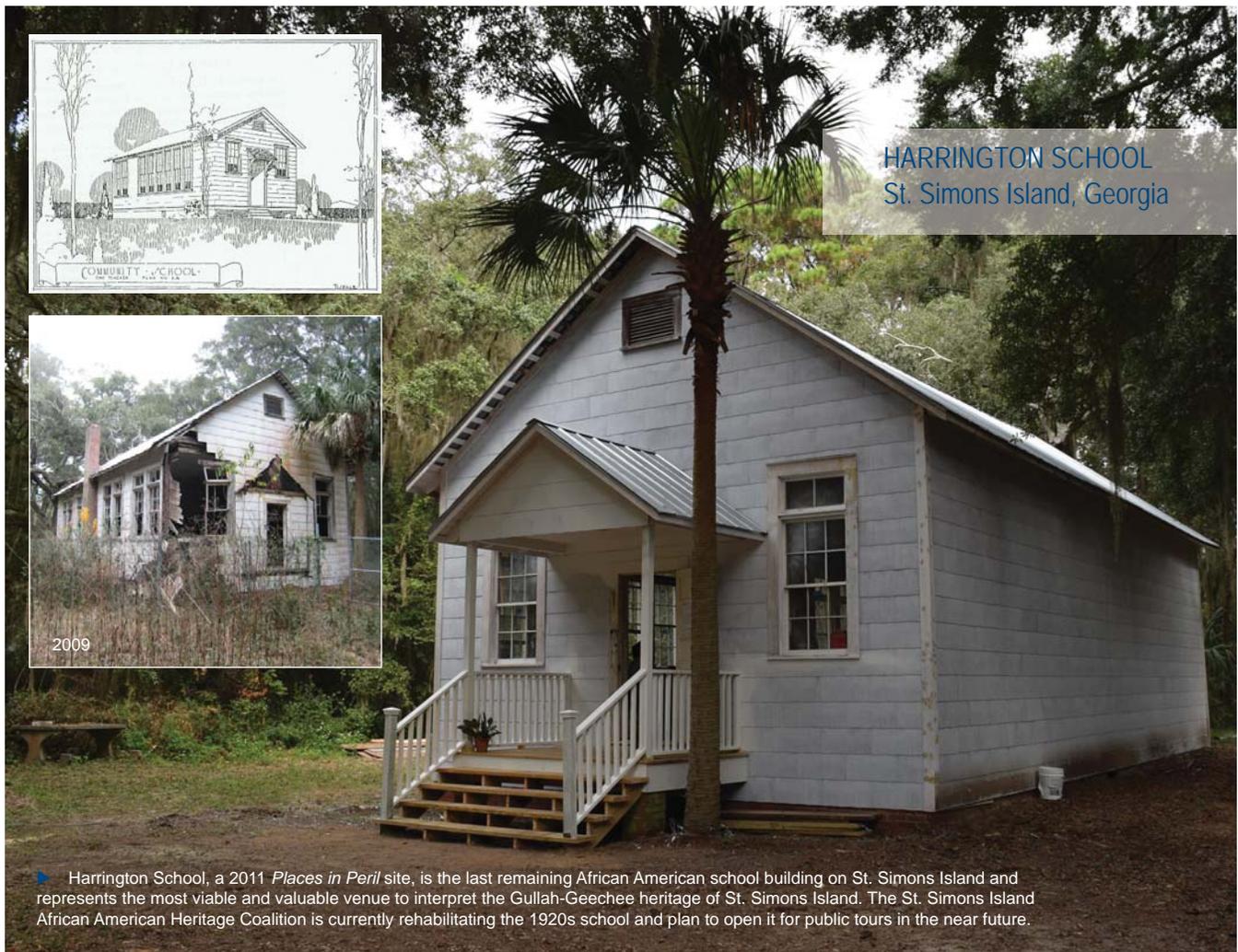
The Georgia Trust for Historic Preservation established *Places in Peril* in 2006. Since then it has identified 100 sites from across the state that are threatened by demolition, neglect, lack of maintenance, inappropriate development or insensitive public policy. In doing so, The Georgia Trust has aided in raising awareness about the state's significant historic, archaeological and cultural resources. Through *Places in Peril*, the Trust encourages communities to employ preservation tools to preserve and utilize properties in peril.

# 75

▶ To date, 75 of the 100 sites on the Trust's *Places in Peril* list are in progress, 15 have been saved, and 7 have been lost.

During Fiscal Year 2015, The Georgia Trust added 10 more sites to the list: Glenridge Hall, Sandy Springs; Dart House, Brunswick; Mandeville Homestead, Carrollton; East Point Civic Block, East Point; Haistens Hospital, Griffin; Portal Drugstore, Portal; the Federal Road located throughout Georgia; Hancock County Courthouse, Sparta (also a 2013 *Places in Peril* site); Sandersville School, Sandersville; and Ware's Folly, Augusta.

Successes include: Hancock County Courthouse (Sparta, 2015 and 2013 PIP) is being rebuilt after a fire destroyed much of the interior; an effort is underway to rebuild Gaines Hall (Atlanta, 2010 PIP) after it was damaged by fire; a team of experts studied the East Point Historic Civic District (2015 PIP) and presented a feasibility report to city leaders; Home Depot teamed up with The Georgia Trust to prepare Haistens Hospital (Griffin, 2015 PIP) for the Revolving Fund; the Sowega Building (Adel, 2014 PIP) is undergoing repairs; the Harrington School (St. Simons Island, 2011) is being rehabilitated; and Fairview School (Cave Spring, 2011 PIP) is replacing its roof. Two PIP alumni received 2015 Preservation Awards: Chattahoochee Park Pavilion (Gainesville, 2012 PIP) and the Fort Daniel Foundation (Hog Mountain, 2009 PIP).



HARRINGTON SCHOOL  
St. Simons Island, Georgia

▶ Harrington School, a 2011 *Places in Peril* site, is the last remaining African American school building on St. Simons Island and represents the most viable and valuable venue to interpret the Gullah-Geechee heritage of St. Simons Island. The St. Simons Island African American Heritage Coalition is currently rehabilitating the 1920s school and plan to open it for public tours in the near future.

# awards + scholarships

## PRESERVATION AWARDS

Each year, The Georgia Trust for Historic Preservation recognizes projects, groups and individuals that have furthered the cause of historic preservation within the state. Since 1978, the Trust has presented nearly 800 awards in the areas of Restoration, Rehabilitation, Stewardship and Preservation Service. Last year, the Trust added the new category of Excellence in Sustainable Rehabilitation which recognizes rehabilitation projects that incorporate appropriate conservation and sustainable treatments to lessen a building's environmental impact while preserving significant features that convey its historic significance.

▶ Since 1978, the Trust has presented nearly 800 Preservation Awards to projects and individuals throughout Georgia.

# 800

In Fiscal Year 2015, The Georgia Trust for Historic Preservation recognized 25 projects in 14 counties across Georgia that demonstrated exemplary achievement in preservation. Also honored were Edward Daugherty with the Camille W. Yow Volunteer of the Year Award, Christine Lambert with the Mary Gregory Jewett Award which recognizes an individual for their distinguished service in the field of preservation, and Ross King with the Senator George Hooks Award for Public Leadership. The Commons at the Imperial Hotel in Atlanta received the Marguerite Williams Award which acknowledges a project with overarching impact on preservation.

## ACADEMIC SCHOLARSHIPS AND PRIZES

The Georgia Trust annually awards academic scholarships to undergraduate or graduate students studying historic preservation, history, architecture or other related fields.

This year the Trust recognized the following students:

Brittany Miller received the B. Phinizy Spalding Scholarship, named for a charter member of The Georgia Trust and one of the state's preeminent historians and preservationists. Miller currently serves as a graduate research assistant for Richard Laub, director of Georgia State University's Heritage Preservation Program.

The Hubert B. Owens Scholarship, named for founding dean of the University of Georgia Landscape Architecture Program and founding Trustee of The Georgia Trust, was awarded to David Greenberg. Currently enrolled in Georgia State University's Heritage Preservation graduate program, Greenberg's focus is on preservation, planning and community development.

Nicholas Coffee, a junior designer at the Bjarke Ingels Group, received the Neel Reid Prize to support study travel to Japan to document classical Japanese construction methods. Coffee, who has degrees in environmental design and architecture, intends to gain a deeper understanding of traditional Japanese joinery which will further his use of lumber as a renewable material in his sustainable designs.



▶ Mrs. Christine Lambert received the Mary Gregory Jewett Award presented to her by Georgia Trust Chairman Bill Peard (left) and President and CEO Mark C. McDonald.



▶ Georgia Trust President and CEO Mark C. McDonald presented Nicholas Coffee with the 2015 Neel Reid Prize.



▶ Brittany Miller received the B. Phinizy Spalding Scholarship presented to her by Georgia Trust President and CEO Mark C. McDonald.



▶ Georgia Trust President and CEO Mark C. McDonald presented David Greenberg with the Hubert B. Owens Scholarship.

# education + outreach

## MEMBERS AND EVENTS

Georgia Trust donors are precious to us. They support us financially by working as volunteers and attending events and programs. Supporters keep our doors open and our programs running.

This year Georgia Trust 'Ramblers' journeyed to Athens and Lexington in the spring, stalwartly touring despite occasional weather challenges. In the fall they were off to explore the Georgia coast, visiting Jekyll Island, St. Marys, Brunswick and St. Simons Island. The one-day Expedition to Decatur and Oakhurst was well attended.

This year's Preservation Gala was a joint effort with the Fox Theatre. *A Legendary Encore* was a record-breaking success and a really fun party, thanks to the efforts of event chairs Ingrid Saunders Jones, Carolyn Llorens, Jay Myers and Caroline Tucker. The event honored the original Board of Trustees of Atlanta Landmarks, the group that "Saved the Fox" 40 years ago. Rhodes Hall events were successful as well. The *Uptown Rhodes Race* had the largest registration to date, and *Santa at Rhodes Hall* sold out quickly.

This year marked the beginning of an exciting new initiative for The Georgia Trust, designed to cultivate the next generation of preservation leaders. Inherit GA is an enthusiastic group of supporters under 40 years old who meet regularly to explore historic sites and socialize.



► (l to r) 2015 Gala co-chairs Jay Myers, Carolyn Llorens, Fox Theatre President and CEO Allan Vella, event co-chair Ingrid Saunders Jones, Georgia Trust President and CEO Mark C. McDonald, event co-chair Caroline Tucker



► Blake Alewine and Inherit GA Chair Tiffany Alewine with Georgia Trust Board member Patty Deveau

► 4,044 people attended Georgia Trust events in 2015.

# 4,044



► The 2015 Fall Ramble in the Golden Isles drew one of the largest crowds in recent Ramble history.



10,825

▶ 10,825 people  
visited Hay House  
in 2015.

# education + outreach

## HAY HOUSE

Under the leadership of Hay House Board Chair Susannah Maddux, outstanding educational programs, retooled and expanded special events, and repair and restoration initiatives highlighted a spectacular year. In May the 21st annual *Spring Stroll of Macon Houses and Gardens*, chaired by Robbie Speight and Tom Wight, drew hundreds of visitors to see gardens in the Ingleside neighborhood and renovated lofts and historic houses in the Intown area. Grants from the Knight Fund of the Community Foundation provided funds for a special exhibit of Winston Churchill's paintings in September, prior to the show's grand opening at the Millennium Gate Museum in Atlanta. Other Knight Foundation-sponsored events free to the public included a November *Tour through Time* with costumed actors portraying people from the Johnston/Felton and Hay eras and *Journey Through Jazz*, a winter concert in the Music Room. These various activities along with Hay House's *Toast and Taste* auction benefit in October, chaired by board member Pam Groves, were managed by Rental/Events Manager David Quackenbush and the rest of the staff team. Christmas season brought more historically-inspired decorating of the house with a committee chaired by Aubrey Newby, featuring a dining room set for an authentic Felton holiday dinner party of 1910. The committee also staged the third annual *Christmas Gala*, featuring performances by Theatre Macon.

Two successful Hay Days, planned by Curator of Education William Aultman with staffers Quackenbush and Administrative Manager David Shaver, highlighted educational programming for the year. An event on Flag Day in June recreated an Uncle Sam party that had been staged by the Felton/Duncan families at Hay House in the 1890s. Hundreds attended this free event, just as they did for the Christmas Hay Day in December with appearances and photo opportunities with an authentic 1850s-style Father Christmas. Visitation to Hay House continued on a distinct upward spiral, culminating in even larger tourist numbers for the Cherry Blossom Festival in March 2015.

With consultants Willie Graham, Carl Lounsbury and Susan Buck, Hay House Director Jonathan Poston continued to press forward on documentary studies of the third (bedroom) level, and the first restoration on that floor, and returning the Hay Bedroom to its 1952-1957 appearance. Conservation of original furnishings and study of the inventory also led to the addition of a 1950s Philco television, fitted to play video of local Macon programming of the 1950s. A grant from the National Trust's Mitchell Fund enabled the beginning of a Historic Lighting Study, with consultant Vincent Plescia, to document the history of illumination in the house.

The studies of building fabric, undertaken in March 2014 by Colonial Williamsburg conservator Matthew Webster, resulted in much needed roof and gutter work in the ensuing months. With other studies showing the need to stabilize the foundations of the South Wing, another project entailing the installation of helical anchors for the masonry piers was completed by the fall. Poston and Shaver, with the help of advisor and architect Shannon Fickling, managed these projects that were carried out using earned income from the house's maintenance endowment along with other needed cleaning and maintenance improvements to the building.

The Felton papers on loan to Hay House were completely digitized by Aultman. The collection was enhanced with the purchase of a spectacular early twentieth century silver punchbowl and ladle, as well as enameled and gilded Bohemian glassware from the Felton family.



▶ Hay House Past Chair Susannah Maddux with her husband Tripp at the Hay House Christmas Gala



▶ An event on Flag Day recreated an Uncle Sam party that had been staged by the Felton/Duncan families at Hay House in the 1890s



▶ Hay House Board members Judy Hodges and Fran Hardeman standing in Vivian Hay's bedroom, which was decorated for Christmas by Atlanta designer Heather Hogan Roberts



▶ Katherine Walden and Russell Lewis at the Hay House Christmas Patron Party

# preservation advocacy

## GEORGIANS FOR PRESERVATION ACTION

### HOUSE BILL 308

During last year's General Assembly session, House Bill 308 passed and was signed into law by Governor Deal. House Bill 308 expands the use of the tax credit for commercial projects from \$300,000 in allocatable tax credits to \$10 million per project per year. It has a \$25 million aggregate cap for the year; however, the Bill was drawn carefully so that the current projects of under \$300,000 do not count toward the \$25 million aggregate cap. The Bill also allows a one-time transferability of the tax credit to investors.



▶ HB 308 expands the use of the tax credit for commercial projects from \$300,000 in allocatable tax credits to \$10 million per project per year.

# \$ 10 Million

# financial activities

## FINANCIAL REPORT TO OUR MEMBERS AND STAKEHOLDERS

Fiscal Year 2015: April 1, 2014 to March 31, 2015

### OVERVIEW OF GENERAL OPERATING REVENUE AND EXPENSES

We are pleased to report that the Trust’s revenues exceeded our expenses during Fiscal Year 2015. Total operating revenue for the Trust, Statewide Office and Hay House totaled \$1,497,000 and expenses to meet our mission were \$1,398,000. Many of our fundraising efforts were successful thanks to your support. For the first time the Statewide Office partnered with another organization for the annual Gala and netted 58% better than budget. The Trust spent 73% of its revenue on its programs: Hay House, *Places in Peril*, Preservation Services, *Revolving Fund*, *Talking Walls*, Rhodes Hall and member events; 14% on fundraising and 13% on administrative expenses. A complete copy of the March 31, 2015 audited financial statement is available upon request.

### GRANTS AND FUNDED ACTIVITIES

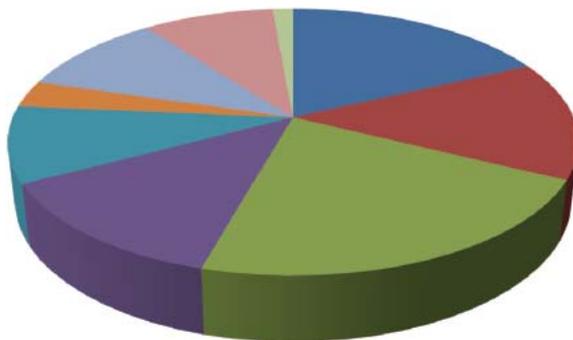
The Trust keeps its endowment and other restricted funds separate from general operating funds. In the past fiscal year, the Trust received \$155,700 from foundations and individuals for the Rhodes Hall Rehabilitation. Hay House purchased a new telephone system and new point-of-sale cash register with the proceeds of a \$10,000 technology grant. Hay House also received approximately \$5,000 to purchase new exhibit cases and received \$10,300 from foundations to host three free community events.

### ASSETS

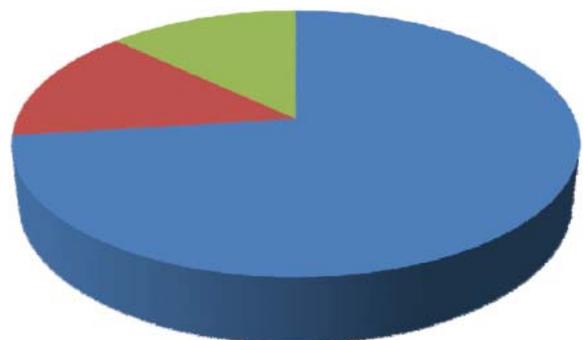
Investment income included a significant gain from the Atlantic Trust Investment Pool. The gain was enough to cover our endowment draw used for operating expenses for the fiscal year. In addition, a historic property was donated to Trust. The property will be sold and the proceeds will go directly towards our programs.

The Trust continues to operate in a strong financial position. So far in fiscal year 2016, we are meeting our annual budget. We look forward to reporting our final results. **Thank you for your continued support of The Georgia Trust.**

REVENUE



EXPENSES



- Membership 18%
- Annual Fund 15%
- Special Events 22%
- Rentals 13%
- Total Return Spending/Investments 9%

- Contracts 3%
- Annual Meeting/Ramble/Study Tour 10%
- Miscellaneous 9%
- Special Grants 1%

- Programs 73%
- Fundraising 14%
- Administrative 13%

# thank you

This list reflects members and contributors who gave between April 1, 2014 and March 31, 2015.

We sincerely apologize for any errors or omissions. Please contact the Trust with any corrections.

## INDIVIDUAL DONORS

Listed below are individuals who gave a gift of \$225 or more between April 1, 2014, and March 31, 2015.

### \$10,000 +

Mr. and Mrs. C. Merrell Calhoun  
Mr. and Mrs. Leslie G. Callahan III  
Mrs. Julius B. Dodd  
Roy A. Dorsey  
Mr. Stephen Johnson  
Mr. and Mrs. William B. Peard  
Ms. Frances H. Shropshire  
Mr. William T. Underwood  
Mr. Tom B. Wight

### \$5,000–\$9,999

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Mr. and Mrs. Kenneth L. Bazzle  
Mr. and Mrs. Malcolm S. Burgess, Jr.  
Dr. Benjamin C. Clark, Jr.  
Ms. Jo Phelps Fabian  
Mr. and Mrs. Nathaniel Hansford  
Ms. Ruth Knox  
Mr. and Mrs. Miles Snowden  
Mr. and Mrs. Michael L. Starr  
Mr. G. Kimbrough Taylor and  
Ms. Triska Drake  
Mr. and Mrs. James K. Warren  
Ms. Mary Aiken Wright

### \$2,500–\$4,999

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Col. Donald E. and Mrs. Bivings  
Mr. and Mrs. W. Moses Bond  
Ms. M. Rebecca Carr  
Mr. and Mrs. Stephen Covington  
Mr. and Mrs. Todd Deveau  
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Mr. George Hooks  
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Mr. John Mitchener and Mr. Heath Massey  
Mr. and Mrs. Jon Oscher  
Mr. and Mrs. Eugene L. Pearce III  
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Mr. and Mrs. C. Everett Royal, Jr.  
Ms. Margaret R. Spalding  
Mrs. Camille Yow

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Mr. Litchfield Carpenter

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Mary Kelly and Forrest Speed  
Mr. and Mrs. Jeff Kole  
Shandon and David Land  
Mr. and Mrs. Russell Lewis  
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Mr. and Mrs. Jeff White  
Ms. Katherine Woodruff Williams  
Mr. and Mrs. John F. Willingham  
Mr. Ralph E. Winter

### \$350–\$499

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Mr. and Mrs. Norman D. Askins, P.C.  
Mr. John S. Banks  
Mr. James Barfield and Mr. James Webb  
Mr. and Ms. Mike Bashuk

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Mr. and Mrs. Max Crook  
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Mr. Thomas Dean  
Natalia Del Basso Orsini and Daniel Underwood  
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Dr. and Mrs. Cameron Garvin  
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Dr. and Mrs. Joshua Glenn  
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