

THE GEORGIA TRUST FOR HISTORIC PRESERVATION

ANNUAL REPORT 2008



THE
GEORGIA
TRUST

RECLAIM • RESTORE • REVITALIZE

A Year in Review

Fiscal year 2008: April 1, 2007 – March 31, 2008

2008 was a time for growth in preservation. With the passage of House Bill 851, communities across the state responded with enthusiasm as the economic benefits to preserving historic buildings were realized. Additional cities began the process of becoming Main Street Cities. And the Historic Preservation Division of the Georgia Department of Natural Resources announced that the Georgia Motor Vehicle Division received the 1,000 orders necessary to begin production of a preservation specialty licence plate.

– Another example of Georgians making preservation a part of their everyday lives.

After 27 years, Greg Paxton stepped down as President and Chief Executive Officer of The Georgia Trust for Historic Preservation on December 31, 2007. Greg continued to oversee operations through February to provide transition assistance to Interim President and past Trust Chairman Ray Christman, while a national search continued for a new president. In June 2008, The Georgia Trust announced Mark C. McDonald, the Executive Director of Historic Savannah Foundation, as its new president.

GAPA

Over the years, the Trust has been a leader in galvanizing the state's historic preservation community around key federal and state public issues through its network, Georgians for Preservation Action, or GaPA for short. GaPA has advocated laws, programs, and policies that promote the preservation of Georgia's historic resources and archaeological sites by mobilizing grassroots preservationists across the state.

This year, our efforts on advocacy focused perhaps on the single most important issue for Georgia's preservation community – the creation of a meaningful historic preservation tax credit in Georgia – House Bill 851. This bill strengthened what was an important but inadequate financial incentive for preservation and made it into something far more usable and effective. Under the old rules, someone doing a substantial rehabilitation of a historic structure could earn tax credits equal to 10 or 20 percent of the work, but the credit was capped at \$5,000 – an amount too small to be significant. Thanks to HB 851, the credit is calculated at 25% of the work and the caps are much higher, \$100,000 for residential and \$300,000 for commercial. There are still improvements to be made to the program, but we've taken a significant step forward.

Preservation Assistance

In March 2008 parts of Atlanta and surrounding areas were devastated by a tornado. Just as we rallied together the previous year in Americus, The Georgia Trust worked with the National Trust for Historic Preservation, which provided a grant to offer technical assistance to property owners, and other preservation partners to provide preservation assistance to historic communities. After assessing damage to historic neighborhoods and properties, the Trust helped coordinate a team of specialists who visited individual sites, discussed rehabilitation options, and conducted workshops with the property owners, focusing on insurance financing issues.

Partners in the Field

Even with all of these successful programs in place, the Trust has always been constrained by limited resources and means. In February 2008, the Trust was proud to announce that it had been awarded a \$140,000 *Partners in the Field* matching grant from the National Trust. Over the next three years, the Trust plans to leverage this grant with a 5:1 match, using funds from local and state foundations, to substantially expand our preservation services. The new *Partners in the Field* program will allow us to provide technical assistance and outreach services to an increased number of historic buildings and structures around the state, focusing on properties selected for the Trust's annual *Places in Peril* list.

The first major component of the new program includes helping local leaders come to a consensus around a plan for preserving specific historic structures; conducting workshops on preservation issues; and giving advice and training on establishing a heritage tourism/education program.

The next component of our new *Partners in the Field* program focuses on building statewide outreach capacity. Because *Partners in the Field* will raise awareness about the value of historic preservation in revitalizing communities, we expect an increased demand for our core services. The *Partners in the Field* initiative will allow The Georgia Trust to identify an increased number of historic buildings and structures that could feed into its existing preservation assistance programs, which include the *Places in Peril*, *Endangered Properties* and *Talking Walls* programs. In order to accommodate this demand, The Georgia Trust plans to expand each of these core programs. Augmented by its new field services, the Trust's current preservation assistance programs will not only flourish, but will become more effective.

Finally, our new *Partners in the Field* program will allow us to provide small grants to the *Places in Peril* sites, all of which are experiencing a critical preservation need. These small grants have the potential to have a significant impact by providing start-up funds for preservation projects.

Main Street Design Assistance

Since 1982, when Thomasville native Marguerite Williams launched the program, the Main Street program has assisted nearly 8,000 downtown property owners.

During the past year that total has increased by 52 more buildings in more than 29 cities throughout the state. The scope of these projects varied from designing historically appropriate façade renovations and new infill construction to giving advice on technical and regulatory issues facing those working on historic structures. In other instances, our designs spared a threatened building from the wrecking ball by showing a building owner the inherent value hidden in a neglected structure.

The Trust's involvement is helping to dramatically reverse downtown decline throughout cities in our state -- we have been a leader in helping communities understand that historic buildings and traditional main streets are a magnet for new investment and a stronger local business climate.



Battery Backus, Chatham County



Berrien House, Chatham County



Bibb Mill, Muscogee County



Campbell Chapel AME, Americus



Crum & Forster Building, Fulton County



Fort Daniel, Gwinnett County



Mary Ray School, Coweta County



Metcalf Township, Thomas County



Rock House, McDuffie County



Sallie Davis House, Baldwin County

Finally, the MSDA program began an ambitious new project this year. Historic photos of Georgia's downtown buildings often mean the difference between conjecture and proof, when it comes to determining the form of missing architectural elements. Building on previous efforts, such as the indispensable Vanishing Georgia project of the 1970's, the Trust has started on a new round of historic photo identification and acquisition statewide. A knowledgeable intern has been dedicated to the project, and having compiled numerous leads in our MS cities, she has begun to collect and copy these rare and elusive pieces of the preservation puzzle.

Talking Walls

Talking Walls, The Georgia Trust's heritage education program, offers week-long summer workshops for educators in counties throughout the state. In 2007, *Talking Walls* workshops were held in Bibb, Thomas and Cobb counties. Additionally, due to the success of Cobb County's summer workshop, a day-long Cobb County *Talking Walls* program was held at the Root House Museum in November 2007. In addition to the more than 90 Cobb County elementary school teachers who attended, graduates of the 2007 Summer *Talking Walls* program were on hand to help share experiences and lesson plan ideas.

To date, *Talking Walls* has trained nearly 2,000 teachers, who have reached more than 400,000 students in 63 school systems throughout 51 Georgia counties since 1991. Through teacher workshops, *Talking Walls* is helping new generations of students and their teachers become excited about the local, state and national history that is part of the buildings and landscapes in their backyards.

Rhodes Hall

In 2007 the Trust continued to work with the State of Georgia, continuing to make improvements to Rhodes Hall. The State funded American Disability Act (ADA) projects, including the addition of an elevator. Funds for construction of a handicapped accessible restroom were also allocated. In addition to ADA projects, the Georgia Department of Natural Resources agreed to fund the installation of new fire and security systems for Rhodes Hall.

Hay House

Ground level restoration projects were completed in fiscal year 2008, including installing slate and mosaic tile floors, new heart-of-pine floors in Judge Felton's office and back hallway, and brick floors in the Larder. IFACS (International Fine Arts Conservation Studio) completed wood graining and faux finish on ground level walls. The Summer Dining Room is now a spectacular showcase of restoration efforts. Finally, the cupola was restored and renamed the Tom B. Wright Cupola in honor of Wight's tireless efforts and dedication to the Trust.

In October 2007, there was a fire in the garage at Hay House. Rehabilitation of the building began soon after.

Hay House continues to serve over 25,000 visitors a year through school programs, teacher training programs, free family days, group tours, collaborations with Macon-Bibb County Convention and Visitors Bureau, the city's annual Cherry Blossom festival, and other area museums.

The Georgia Trust in Your Community



Hay House Capital Campaign

The Georgia Trust for Historic Preservation successfully completed the largest capital campaign in its history, exceeding its \$7 million goal by more than \$600,000. Thanks to grants from national and statewide organizations and donations from generous individuals, the Trust has been able to move forward with the restoration of its crown jewel, Hay House.

History

The house, which was built between 1855 and 1859 by William Butler Johnston and his wife Anne Tracy Johnston, was inspired by the Italian mansions the couple toured during their extended honeymoon from 1852 to 1855. They returned to Macon with a vast European art collection and a determination to build a mansion to rival those they had seen abroad. Out of rural Middle Georgia rose the Johnstons' dream home, which was realized by the New York architectural firm of T. Thomas and Son. Thomas Thomas designed the 18,000 square foot, seven-story mansion in the Italian Renaissance Revival style, a departure from the Greek Revival style that dominated the South at the time. Nearly as soon as the house was completed, the *Macon Telegraph* declared it the "Palace of the South."

The title was truly deserved by a house that featured luxurious interior design and technological innovations that were at least ten years advanced beyond other American mansions. Hay House boasted such lavish features as gold leaf detailing on cast plaster cornices; a 1,200 square foot music room; four styles of stained glass windows; and a 30-foot carved walnut staircase. Perhaps even more impressive was the advanced technology used to ensure a level of comfort unseen in any other home of the time: bathtubs with hot and cold running water; a ventilation and central heating system; a speaking tube system connecting 15 rooms; and a French lift.

Mr. and Mrs. Johnston lived in the house until their deaths and in 1901, the home was passed on to the Johnstons' daughter, Mary Ellen Johnston Felton. Hay House remained in the Johnston-Felton family until 1926, when it was sold by Mrs. Felton's son, William H. Felton, Jr. to Parks Lee Hay. The Hay family occupied the house until Mrs. Hay's death in 1962. Shortly after, Mrs. Hay's heirs opened the home as a house museum. In 1977 the Hay Family graciously donated the house and its contents to The Georgia Trust with the understanding that the Trust would maintain the home and keep it open to visitors.

The historical and architectural significance of Johnston-Felton-Hay House has been recognized on a national level, having been named a National Historic Landmark in 1974. In 2000 the White House Millennium Council selected the house as an official project of *Save America's Treasures*. Hay House continues to fascinate Georgians and people from all over the world, welcoming over 25,000 visitors annually.

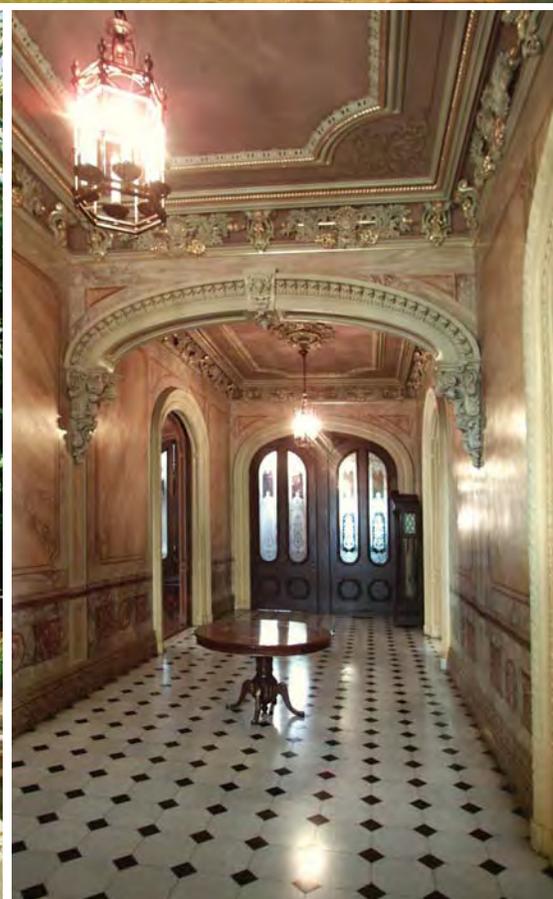
Campaign

A house as grand as Hay House, which boasts a large collection of art and antiques, requires constant upkeep and maintenance. In the last few years the Trust embarked on a \$7 million capital campaign, the largest in its 35-year history. The campaign was a success, raising \$600,000 in excess of the \$7 million goal. Two and a half million dollars has been invested in the restoration process since the Trust acquired the house in 1977. A need of \$17.5 million has been identified to fund a complete restoration of Hay House and permanently endow all future maintenance and management.

The Trust was the recipient of many generous donations and grants, including a grant from the Institute of Museums



Image by Walter Elliot, www.WalterElliot.com



and Library Services, a grant from the National Endowment for the Arts, and an Architectural Conservation grant from The Getty Foundation. The Architectural Conservation grant is especially prestigious, as only 15-17 grants are awarded per year, mostly to international sites. Last year's sites included structures in Italy, Peru, France, Morocco, and Pakistan.

Of the money raised in the capital campaign, \$3.5 million has been earmarked to establish an endowment for ongoing maintenance, while the other \$3.5 million will be allocated for restoration of the exterior, cupola, and most public rooms of the house. The restoration efforts will include repairing the porch and stairs, masonry, and window and door shutters; conserving the stained glass; installing UV protection on windows; restoring the ground floor rooms; repairing paint surfaces, woodwork, balustrades and windows of the third floor, attic, and cupola; lighting the 8000-gallon water tank interior to illustrate the technological innovations of the house; conserving the collections of paintings and porcelain; and repairing the exterior grounds.

The Trust would like to thank all those who so generously donated to this important campaign and would like to acknowledge the tireless efforts of Bradley Hale and Bill Matthews, the campaign chairs.

Restoration

Much of the restoration work funded by the campaign has already been completed, in particular the specific work supported by grant money from national organizations. The grant provided by the Institute of Museum and Library Services allowed the waterproofing of the exterior walls and entrance staircase of the house, as well as the stabilization of the plaster on the fourth floor and the installation of archival shelving. A grant from the National Endowment for the Arts funded research on the interior paint and faux finishes on the ground floor of Hay House, which has been used to write specifications for restoration that may be used as a national model. The Getty Foundation funded the creation of an Environmental Master Plan that will allow the Trust to better protect the interiors of the home for future generations. The environmental plan was a joint project among The Trust staff, mechanical engineers, fire protection engineers and the preservation architecture firm Lord Aeck & Sargent.

Additional work that has already been completed includes repairs to areas of the main floor; repairs to the driveway; the beginning stages of a project to create garden "rooms"; and the restoration of the wood floors to those specified in the original building plans. Finally, the cupola was restored and renamed the Tom B. Wright Cupola in honor of Wight's longtime commitment and support to the Trust. The cupola was formally dedicated to Tom Wight at a ceremony in November 2007 announcing the completion of the Hay House Capital Campaign.

The restoration is benefiting the community in ways beyond the improvement of "the palace of the South". The process has also resulted in a series of workshops at Hay House that has allowed visitors to learn about and discuss restoration.

Future Plans

Work will continue to progress at Hay House throughout the next fiscal year. Upcoming projects include a redesign of the gift shop, including new insulation, and writing specifications for mortar repairs on the outside of the building. Research on the living room is set to begin in order to accurately restore the wall coverings, paint finishes, and furniture upholstery to their appearance during the Hay family's residency in the house. The Trust has also received another grant to continue the restoration process at Hay House. The National Trust has awarded money to be used for additional research regarding the use of the downstairs rooms, which will allow a more thorough understanding of the house and a fuller experience for our visitors. This is an exciting process and we at the Trust are grateful for your support in restoring this national treasure.



Hay House Capital Campaign

Listed below are individuals and foundations who have pledged a gift of \$250 or more to the Hay House Capital Campaign.

\$500,000 +

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The Dorothy V. & N. Logan Lewis Foundation
The Peyton Anderson Foundation, Inc.
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Tom B. Wight

\$100,000–\$499,999

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Contributors

The Georgia Trust for Historic Preservation gratefully acknowledges the many individuals, organizations, foundations, corporations and government agencies that have so generously supported its work during fiscal year 2008. The Georgia Trust thanks you for helping to make this year an outstanding success, and pledges to continue to work to advance our shared preservation goals.

This list reflects members and contributors who gave between April 1, 2007 and March 31, 2008. We sincerely apologize for any errors or omissions. Please contact the Trust with any corrections.

Individual Gifts

Listed below are individuals who gave a gift of \$350 or more between April 1, 2007 and March 31, 2008.

\$10,000 +

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 Merry and Don Faulk
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 Stephanie and Miki Folsom
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 Mr. and Mrs. Charles Greiner
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 and Mr. Wes Griffith
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 Vein Specialists of the South, LLC
 Willingham Sash & Door
 Wellpoint Foundation

Financial Statement

Year Ended March 31, 2008

Revenue

State contracts	\$74,000
Fundraising and grants	240,957
Capital Campaign for Hay House	453,509
Investment income	(1,645)
Membership	408,678
Memorials and endowment donations	19,980
Miscellaneous	36,276
Properties rental	222,911
Saleable items	37,287
Special events	332,742
Tours and meetings	108,211
Visitors	57,856

Total Revenue **1,990,762**

Expenses

<i>Support services</i>	
General and administrative	342,114
Membership	82,647
Fundraising	111,852
Special events	123,641
<i>Programs</i>	
Educational & technical assistance	198,363
Hay House operating	545,900
Hay House restoration	173,916
Heritage education	22,757
Main Street	67,950
Property Management	59,135
Revolving Fund operating	81,395
Revolving Fund property	18,774
Rhodes Hall operating	176,036
Rhodes Hall restoration	8,132
Scholarships	8,381
Tours and meetings	89,361

Total Expenses **\$2,110,354**

Balance Sheet

March 31, 2008

Current Assets

Cash and cash equivalents	\$272,208
Pledges and grants receivable	454,085
Accrued interest receivable	16,734
Other receivables	62,844
Investments at fair value	1,517,493
Revolving fund properties for sale	439,139
Other assets	66,550

Total Current Assets **\$2,829,053**

Other Assets

Cash and cash equivalents –restricted for long term use	179,839
Investments at fair value –restricted for long term use	3,415,974
Pledges receivable –net of current portion	124,475

Total Other Assets **\$3,720,288**

Property and Equipment

Land	280,500
Buildings and leasehold improvements	4,946,532
Furniture and equipment	453,949

5,680,981
Accumulated depreciation (1,519,161)

Total Property and Equipment **\$4,161,820**

Total Assets **\$10,711,161**

Current Liabilities

Accounts payable and accrued liabilities	\$73,991
Payroll and related taxes payable	34,879
Deferred income	63,961
Property rental deposits	50,725

Total Current Liabilities **\$223,556**

Net Assets

Unrestricted net assets

Board designated for Statewide Office	1,053,841
Board designated for Hay House	36,676
Undesignated	2,911,867

\$4,002,384

Temporarily restricted net assets

Statewide Office	1,282,410
Hay House	2,694,508

3,976,918

Permanently restricted net assets

Statewide Office	730,665
Hay House	1,777,638

2,508,303

Total Net Assets **\$10,487,605**

Total Liabilities and Net Assets **\$10,711,161**

Financial information is based on the audited financial statement prepared by Lamb & Braswell, LLC. A complete copy of the 2008 audited statement is available upon written request to The Georgia Trust for Historic Preservation, 1516 Peachtree Street, NW, Atlanta, GA 30309-2908.



1516 Peachtree Street, NW

Atlanta, GA 30309-2908

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