

2019  
ANNUAL  
REPORT

# 2019 annual report

NEW FRONTIERS



THE  
GEORGIA TRUST  
for HISTORIC PRESERVATION



# THE GEORGIA TRUST STAFF

## STATEWIDE OFFICE

**Mark C. McDonald**  
President and CEO

**Traci Clark**  
Senior Director of Communications

**Bryn Chanudet**  
Senior Director of Development

**Nawana Wilkerson**  
Donor Relations Manager

**Brittany Darlington**  
Director of Special Events

**Chrystal Butts**  
Rhodes Hall Director

**Ben Sutton**  
Director of Preservation

**Dennis Lovello**  
Historic Properties Coordinator

**Danielle Meunier**  
Preservation Communications  
Coordinator

**Dana Ponder**  
Director of Finance and  
Administration

## HAY HOUSE

**Ennis Willis**  
Interim Director of Hay House

**Clint Sims**  
Operations Manager

**William Aultman**  
Curator of Education



Statewide Office staff (l to r):  
Bryn Chanudet, Dennis Lovello,  
Traci Clark, Brittany Darlington,  
Ben Sutton, Chrystal Butts,  
Danielle Meunier, Mark McDonald.  
*Not pictured: Dana Ponder and  
Nawana Wilkerson*



Hay House staff (l to r):  
Clint Sims, William Aultman,  
Ennis Willis





## Preservation and Affordable Housing: What is Old is New Again

The Georgia Trust West Atlanta Preservation Initiative is certainly a new frontier for our organization. Our projects in West Atlanta are combining historic preservation, compatible new construction, affordability and sustainability in a way that has not occurred before in Atlanta.

However, it would be a mistake to perceive of this project as a new idea. As early as 1975, Savannah preservationists Lee Adler, Beth Reiter, Joe Bell, Albert Stoddard and many others began efforts to rehabilitate hundreds of what was then called “low income” housing units in Savannah’s Victorian Historic District. This wildly successful project received numerous national awards.

In the early 2000s, Historic Savannah Foundation created the Thomas Square Preservation Initiative which also restored and built new houses for people at all income levels.

In Atlanta, the Historic District Development Corporation (HDDC) also erected scores of affordable units in new construction in Atlanta’s oldest neighborhoods. Founded in 1980, the HDDC has rehabilitated and built over 600 units in the Sweet Auburn and Old Fourth Ward neighborhoods.

Like each of these examples, the Georgia Trust West Atlanta Preservation Initiative recognizes that historic preservation is more than rehabilitating physical structures, it is also about saving the culture and history of the people who live in the community.



Mark C. McDonald, President and CEO



### FRONT COVER:

The Georgia Trust for Historic Preservation completed a sustainable rehabilitation of two historic houses in West Atlanta as part of the organization’s West Atlanta Preservation Initiative, a program that aims to revitalize neighborhoods affordably and sustainably. The houses are currently on the market and will be sold through a partnership with the Atlanta Land Trust to ensure permanent affordability at 80% area median income or lower. A preservation easement will be placed on the houses to protect it from demolition or insensitive alterations in perpetuity.



## WEST ATLANTA PRESERVATION INITIATIVE

# new horizons

In Fiscal Year 2019, The Georgia Trust began the rehabilitation of two houses in the Washington Park and Mozley Park neighborhoods of Atlanta. As the first projects in the West Atlanta Preservation Initiative, the rehabilitations will be sold back to the community at an affordable price.

Having completed the purchase of the properties in March 2018, the Georgia Trust staff coordinated the rehabilitation plans, construction bids, and permitting for the two houses. In the fall of 2018, construction began at 1138 Harwell Street in Washington Park. Constructed in 1953 by Edward Johnson, the house is a contributing property to a National Register District and sits adjacent to the Atlanta Beltline Westside Trail. The rehabilitation required all new systems, a waterproofing system in the basement, and a new roof. Historic details that were retained include all of the original windows, stone fireplace mantel, and the majority of the plaster walls.

The Georgia Trust hosted a very successful volunteer workday in April 2018 to clear overgrown vegetation from the property, and the project was significantly aided by volunteer efforts throughout the year. In addition, The Georgia Trust has established partnerships with Southface Energy Institute, the Lifecycle Building Center of Greater Atlanta, and the Atlanta Land Trust to ensure the house will be a model for preservation, sustainability, and affordability.

In September 2019, the Trust completed the rehabilitation of 1138 Harwell Street. The house—located next to the Atlanta Beltline Westside Trail in historic Washington Park—will be sold through a partnership with the Atlanta Land Trust to ensure permanent affordability at 80% area median income or lower. A preservation easement will be placed on the house to protect it from demolition or insensitive alterations in perpetuity.

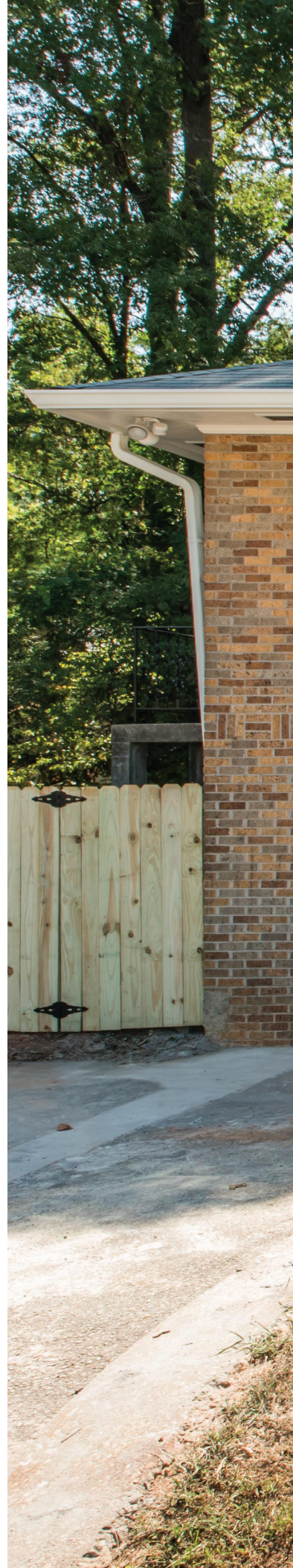
The house is currently on the market for \$198,000.



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The two houses were purchased from the family of Harriet and Edward Johnson, the original owners. Mr. Johnson (1916-2019), a ground instructor in the Tuskegee Airmen during World War II, moved to Atlanta after the war and became the city's first African American licensed electrician. Mrs. Johnson (1921-2002), a graduate of Spelman College, earned a master's degree in education and taught kindergarten in Atlanta Public Schools. They raised three daughters in one of the houses.

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# 2019 ANNUAL REPORT





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**SAVED!**

## Sparta Feed & Seed Building Sparta, Georgia

The historic Sparta building that once housed grains and farm products is well on its way to becoming a unique studio space for artists.

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BEFORE



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**SOLD!**

## Foster-Thomason-Miller House Madison, Georgia

LEFT: On the Trust's 2018 list of *Places in Peril*, the Foster-Thomason-Miller House was purchased and stabilized by the Madison-Morgan Conservancy and then sold to Elizabeth and David Minnix through the Conservancy's newly established Endangered Properties Revolving Fund, which the Trust helped to create. The Minnixes are currently rehabilitating the property.

Pictured (l to r): Christine McCauley Watts, Executive Director of the Madison-Morgan Conservancy, Elizabeth and David Minnix

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The Georgia Trust accepted a donated easement on the Oconee Street Elementary School building in Athens.

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### DID YOU KNOW?

Easements are protective covenants that protect significant historic structures in perpetuity. Yearly easement inspections are carried out by Georgia Trust staff to ensure that the properties are maintained.



## REVOLVING FUND

# innovative

The Revolving Fund for Endangered Properties continued its work across the state in Fiscal Year 2019. Three properties were sold to preservation minded buyers: the 1919 First National Bank building in downtown Louisville (Jefferson County); the c. 1830 Cason-Veal House in Jewell (Warren County); and the Sparta Feed & Seed (Hancock County), an early 1900s commercial building. In addition, the Trust accepted a donated easement on the Oconee Street Elementary School building in Athens (Clarke County).

The Georgia Trust served as a consultant for the City of Dalton to market the antebellum Western & Atlantic Railroad Depot (c. 1852). After a period of city ownership, the depot building was put up for sale through a public bid process. The Georgia Trust helped the city establish an enforceable rehabilitation agreement with the winning buyers. The Trust also worked with the Madison-Morgan Conservancy to find a buyer for the Foster-Thomason-Miller House, a 2018 *Places in Peril* site.

### DID YOU KNOW?

The Georgia Trust Revolving Fund provides effective alternatives to demolition or neglect of architecturally and historically significant properties by promoting their rehabilitation and enabling owners of endangered historic properties to connect with buyers who will rehabilitate their properties.

The Georgia Trust accomplishes this goal by either accepting property donations or by purchasing options on endangered historic properties. The properties are then marketed nationally to locate buyers who agree to preserve and maintain the structures. Protective covenants are attached to the deeds to ensure that the historic integrity of each property is retained, and purchasers are required to sign rehabilitation agreements based on the work to be performed on the structure.



First National Bank Building, Louisville







## PLACES IN PERIL

# redefining

The Georgia Trust for Historic Preservation established *Places in Peril* in 2006 to identify 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.

During Fiscal Year 2019, The Georgia Trust added the following 10 sites to the list: Colquitt County Arts Center in Moultrie (Colquitt County); Glennwanis Hotel in Glennville (Tattnall County); Huston House at Butler Plantation in Darien (McIntosh County); Juliette Gordon Low Birthplace Garden in Savannah (Chatham County); Madison Theatre in Atlanta (DeKalb County); Needwood Baptist Church and School in Brunswick (Glynn County); Rhodes Center South in Atlanta (Fulton County); Springfield Log Cabin School in Union Point (Taliaferro County); Stark Mill Community Building in Hogansville (Troup County); and The Cedars in Washington (Wilkes County).

### Success and progress made on past *Places in Peril* sites in Fiscal Year 2019 include:

The Needwood Baptist Church and School in Brunswick (2019 PIP) has received grant funding and support. Repairs to the church and school roofs have been made. Rhodes Center South in Atlanta (2019 PIP) is being leased by Glo Atlanta, a collaborative platform for free arts programming, as performance space. The Foster-Thomason-Miller House in Madison (2018 PIP) has been sold through the Madison-Morgan Conservancy's Revolving Fund and will be restored. The Kit Jones Vessel (2018 PIP) was transported back to its native McIntosh County in June 2019. After months of careful repairs, the Lyon Farm site in DeKalb County (2017 PIP) has been stabilized. Augusta's Trinity C.M.E. Church (2008 PIP), considered the "Mother" church of the C.M.E. denomination, was moved to a new location across the street so that the building can be preserved while allowing the contaminated soil in its previous location to be remediated.

Opposite: The Zion Church in Talbotton, a 2011 *Places in Peril* site, was the recipient of a \$100,000 grant from the Historic Columbus Foundation. The Georgia Trust also awarded the historic church with a Callahan Incentive Grant and is assisting in the formation of a Friends of Zion group to support the historic church.



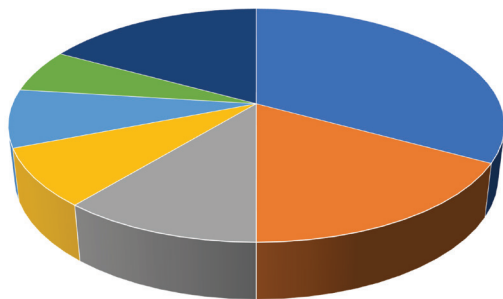
This page: New roofs were installed on the Needwood Baptist Church and School in Brunswick, a 2019 *Places in Peril* site.





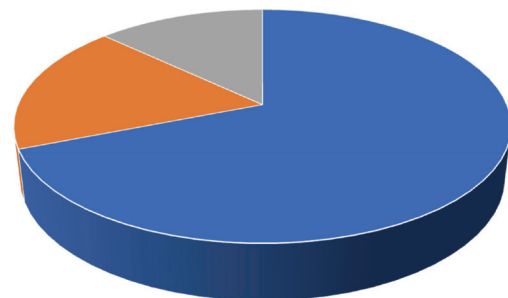
# FINANCIALS

We are pleased that the Trust continued to operate on a sound financial footing during the fiscal year ended March 31, 2019. Total operating revenue for the Trust, Statewide Office and Hay House combined totaled \$2,068,870 and expenses to meet our mission totaled \$1,837,300. The Trust spent 76% of its revenue on its programs: Hay House, Places in Peril, Preservation Services, Revolving Fund, Rhodes Hall and Member events; 16% on fundraising expenses and 8% on administrative expenses.



## REVENUE

- Special Events
- Membership
- Annual Meeting/Ramble/Study Tour
- Rentals
- Investment Return
- Annual Fund
- Miscellaneous



## EXPENSES

- Programs
- Fundraising
- Administrative

With hard work and determination from the Friends of Kit Jones group, the Kit Jones vessel, a 2017 *Places in Peril* site, made its way back to Darien, Georgia from Biloxi, Mississippi. The historic 60-foot vessel was once owned by tobacco heir R.J. Reynolds, Jr.





## PRESERVATION PROGRAMS

# new levels

### 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 over 800 awards in the areas of Restoration, Rehabilitation, Sustainable Rehabilitation, Preservation, Stewardship and Preservation Service.

In April 2019, The Georgia Trust for Historic Preservation recognized 25 projects in 17 counties across Georgia that demonstrated exemplary achievement in preservation. Also honored were Brandy Morrison with the Camille W. Yow Volunteer of the Year Award; Jack Pyburn, FAIA with the Mary Gregory Jewett Award, which recognizes an individual for their distinguished service in the field of preservation; Richard “Dick” Tennyson with an Excellence in Preservation Service Award; and the Whitfield-Murray Historical Society for Excellence in Stewardship for its long-term care and preservation of eight historic properties. The Kehoe Iron Works in Savannah received the Marguerite Williams Award, which acknowledges a project with overarching impact on preservation.

### Neel Reid Prize and Elizabeth Lyon Fellowship

In 2019, the Trust presented Rene A. Salas, a senior intern and designer at Historical Concepts Architecture and Planning in Atlanta, with the J. Neel Reid Prize to support travel to France. Salas, who has a master’s degree in architecture, studied the traditional methods of stereotomy, a lost art of creating two-dimensional drawings of three-dimensional objects.

The Trust also presented the Elizabeth Lyon Fellowship, which supports educational and research/study initiatives in Georgia that address preservation needs and emerging issues, to two recipients. The fellowship was awarded to Rebekah T. Helfgot to conduct an Historic American Landscape Survey for Porterdale, Georgia, and to Bourke Reeve to study and develop a residential green building program designed for historic homes.



Above: Rene Salas (center), recipient of the 2019 Neel Reid Prize, traveled to France to study the lost art of stereotomy. Also pictured: Georgia Trust Chairman David A. Smith (left) and Georgia Trust President and CEO Mark C. McDonald (right)





# HAVING A BLAST

An enthusiastic group of runners decked out in their Halloween best enjoyed a crisp fall morning run at the annual Rhodes Race at the Haunted Castle!



More than 2,000 people visited Rhodes Hall this past holiday season to see the Big Guy in Red!

The 35th annual Preservation Gala, *Bilt to Last: Roaring Bash at the Biltmore*, honored deserving preservationists from around Georgia. This '20s-era evening was the cat's meow!



# EXPLORING THE UNDISCOVERED

Inherit GA, the Trust's under-40 group, continues to grow as they explore historic sites throughout Atlanta.



Members got a sneak peek at the restoration of one of Atlanta's recent preservation successes, the 1924 historic Randolph-Lucas-Jones House in the Ansley Park neighborhood. The Trust continued its historic campus tours by highlighting the sustainability efforts of Agnes Scott College and Emory University.

The Georgia Trust journeyed to fascinating Colonial Mexico and Bermuda in 2019 for Study Tours abroad.



The Trust would not be able to carry out its preservation programs without the support of our statewide membership. The organization grew by 328 new members and had 90 upgraded memberships.



## new ground

## TRAVELING TO NEW HORIZONS



Georgia Trust members were thrilled to return to Thomasville for the Spring Ramble, touring sites in its picturesque historic district and remote plantations. This past summer, we explored Forsyth for the first time and travelled north for the Expedition in Dalton. In the fall, Ramblers were excited to visit Eufaula, Alabama, and the quaint town of Cuthbert.



In October, Ramblers crossed state lines to discover Eufaula, Alabama, one of the most picturesque and historic towns in the South.



The Summer Expeditions highlighted the history of both the hospitable and beautiful small Georgia towns of Forsyth and Dalton.

616

The Spring Ramble to Thomasville was one for the record books. With over 600 attendees, this is the highest attendance of a Ramble to date.



# new opportunities

In its 41st year of Georgia Trust ownership, Hay House once again demonstrated how a historic house museum can draw increasing visitation, continue a vigorous restoration program, and serve as a touchstone for the local community. Quinn Rolfes served as Chair of the Board of Hay House for 2018-19, leading a group of 34 Hay House Board members and 38 Advisors.

Continuing a program begun the previous summer, conservator Chris Mills returned, along with colleague Andy Compton, to complete the architectural restoration of the Second Floor Hall to its c.1860s appearance. With evidence indicating that the walls were painted in base colors for marbleizing (like those in the Walnut Hall) but never completed, the Restoration Committee, led by Bonnie Dowling and Aubrey Newby, agreed that this original treatment would be the most appropriate and directed the implementation of this scheme. This work as well as the conservation of decorative cornices, architraves, and ceiling medallions proceeded, and these elements were returned to their original grey color by Mills and Compton, utilizing 19th century brushes and techniques to effectively capture the historic look of the space. The project also included the restoration of the original floor (exposed with the removal of the c. 1911 oak strip flooring) painted to look as if comprised of Minton tiles in yellow, black and deep red. Mills brought decorative painter Stascek Kotowski to Hay House in August to begin a two season restoration of the original *trompe l'oeil* oak and mahogany wainscot after the removal of a crude later c. 1900 version. After some study, Kotowski captured the original delicate brushstrokes of painter Auguste' Tripod who completed the first decoration of the Johnston House in the 1860s. As a final part of the restoration, an appropriate pair of 1860s Philadelphia gas chandeliers were acquired for the space.

Board members and staff of Hay House continued the tradition of hosting three fundraising events for support of the house with well-organized efforts and innovative plans. In May, Chris Howard and Ennis Willis chaired the silver anniversary year of the Spring Stroll Tour, featuring 10 beautiful gardens in the historic Stanislaus neighborhood and 10 historic houses and churches in the InTown and Cherokee







16,839 people visited Hay House  
in Fiscal Year 2019

Heights/Vineville areas. On September 27, over 200 people crowded the annual Toast & Taste event, led by Board Chair Quinn Rolfes. Featuring tastes from twelve local restaurants and caterers, numerous wines from six different distributors, two Georgia-made spirits, and beers from Macon and Savannah breweries, the evening was capped by raffles of fine wines donated by Hay House Board members. On Thursday evening, October 30, the third annual “Legends and Lore of Hay House” once again drew a maximum group of participants to tour the rooms while hearing past stories and new accounts of supernatural phenomena in the house. Ticket holders were able to once again tour the Harris-Hall House and the Johnston Spring House beneath, and learn of occurrences there as well. The free Halloween Hay Day on October 28 brought over 100 visitors. For the month-long Christmas celebration, Committee Chairs Sarah Tinsley Parker and Stacy Lane, along with Decorations Chair Katherine Walden, led a large volunteer contingent of board members and friends to decorate 12 historic rooms on three levels following “The Return to Historic Traditions” theme. A particular highlight of the decorations in the Hay Living Room and the Children’s Room was the addition of numerous pieces from the toy collection of Paula Knight that were donated to Hay House just in time for the season. The seventh annual Christmas Gala with Theatre Macon on December 12, featuring the cast of Mary Poppins, attracted many new and repeat visitors, and the Christmas Children’s Tea on Sunday, December 16, chaired by Susannah Maddux, brought over 100 children and parents to hear stories, engage in a craft, and meet Santa. Marguerite Parker chaired the new holiday event, A New Year’s Eve Masked Ball, where formally dressed ticket holders danced in the music room until a midnight balloon drop and champagne toast.

In addition to the Knight Toys, numerous other items came by gift to the permanent collection. Walter Moody donated a c. 1860 Rococo Revival canopied bed with a matching chest of drawers; Carol and Robert Chanin donated a dozen Dresden porcelain plates that had a Johnston family history; Stephen Reichert donated a portrait by noted Southern painter George Cooke with a Georgia provenance; and Tracy Felton Moore donated an original Johnston rocker, while Lisa Felton loaned four other Johnston family chairs. Two paintings matching those owned by the Johnstons from their Grand Tour: a 19th century copy of Reni’s portrait of Beatrice Cenci and a copy of Sebastiano’s “La Fiornina” were added to the collection by purchase for eventual display in the Second Floor Hall.

With the new casework fully utilized, the Hay House Shop has grown exponentially, most recently under the leadership of Chair Tony Kight, who succeeded Ennis Willis, with many popular new products and an expanded selection of books. For the fourth year in a row, Hay House’s ever growing visitation was recognized by a Top Performing Attraction designation from Trip Advisor and the year’s figures on visitation confirm that Hay House enjoys more interest from the touring public than ever before. Hay House is the most “Instagrammed” place in Macon and among the top ten attractions on Instagram in the state.



This list reflects members and contributors who gave between April 1, 2018 and March 31, 2019.

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

# than

The Georgia Trust for Historic Preservation would like to express its appreciation to the following individuals, organizations, foundations, corporations and government agencies that have so generously supported its work during Fiscal Year 2019. 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.

#### INDIVIDUAL DONORS

Listed below are individuals who gave a gift of \$225 or more between April 1, 2018 and March 31, 2019.

##### \$10,000 +

Mr. and Mrs. Leslie G. Callahan III  
Mr. Gibson C. Cornwell (deceased)  
Mr. and Mrs. Nathaniel Hansford  
Ms. Christine Lambert  
Mr. and Mrs. Mort Meadors  
Mr. G. Kimbrough Taylor and Ms. Triska Drake  
Tom B. Wight

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Mrs. Camille Yow

##### \$500–\$999

Mr. and Mrs. C. Scott Akers, Jr.



### JULIE JOHNSON

Atlanta, Georgia

"I was very glad to have The Georgia Trust come along and be interested in my family's house. I'm very happy about the idea of restoring it and encouraging the neighborhood to be a neighborhood of residents. Before and after we sold the house to the Trust, there have been so many people trying to buy the house for quick flips. I appreciated sitting down with somebody who had an understanding of the history of the neighborhood and had an interest in my family."



# kyou

## 2019 ANNUAL REPORT

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