Revolving Fund, Easements, and Places in Peril: How Three Programs Help Preserve Georgia's Historic Sites

Dahlonega
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The Mission of The Georgia Trust...

... is to work for the PRESERVATION and REVITALIZATION of Georgia's diverse historic resources and advocate their APPRECIATION, PROTECTION and USE.
Preservation and Revitalization: Revolving Fund Program

Strange-Duncan-Pruit House
Before

Strange-Duncan-Pruit House
After

c. 1820 Plantation Plain house purchased through the Endangered Properties Program in March, 2001 and rehabilitated
5 Criteria Used to Review Properties

- **Endangered:**
  - the property is threatened by development, demolition or vacancy

- **Significant:**
  - the property is either listed or is eligible for listing in the National Register of Historic Places

- **Obtainable:**
  - the property’s current owner is willing to sell or donate the property to the Revolving Fund

- **Marketable:**
  - the Trust believes a sympathetic buyer can be realistically located for the property, considering building type, condition, location and price

- **Locally supported:**
  - the project has the support of local government and/or community groups willing to help market and safeguard the property
3 Ways We Take Properties

1) Donation

2) Purchase

3) Purchase Option Agreements
3 Properties in Forsyth donated by Wal-Mart

- **Pace House:**
  - Marketed at: $60,000

- **Kyte House:**
  - Marketed at: $40,000

- **Miller House:**
  - Marketed at: $20,000

Houses + $50,000 for rehabilitation expenses were donated by Wal-Mart.

Pace, Kyte and Miller Houses

Donated 2010
3 Properties in Forsyth donated by Wal-Mart

- **Pace House:**
  - Sold 10/11 for $15,000

- **Kyte House:**
  - Sold 5/12 for $25,000

- **Miller House:**
  - Sold 4/13 for $12,000

- Approximately $50,000 paid into revolving fund

Pace, Kyte and Miller Houses
All Sold and Rehabilitated 2011-13
Other Donated Property

Short-Stevens House
Buena Vista, GA

Sold 11/14, returned approximately $65,000 to Fund

Johnson House
West Point, GA

For sale, listed at $174,000
Owner neglected property for years and then was granted a demolition permit.

Our friends with the Madison HPC asked TGT to consider purchasing.

Purchased by TGT, 11/09 for $30,000.

McLeroy Cottage, Madison

Purchased 2009
- TGT invested approximately $10,000 in stabilization
- Local architect donated design services
- TGT held volunteer workday

McLeroy Cottage, Madison

Stabilized 2010
Sold 3/11 for $38,000

- TGT took a loss, but house is saved
- Property is now available for lease
- Purchaser has since bought the neighboring property
- And the stalled new development behind the house

McLeroy Cottage, Madison

Sold 2011/Rehabilitated 2013
Located in Downtown Urban Redevelopment Area (DURA)

Purchased by Madison DDA

DDA asked TGT to purchase and hold while developer awaited notification of tax credit allocation

Under contract to be purchased by developer

Will be sold with TGT Conservation Easement and Rehab Agreement in place

Shaffer-Turnell House, Madison

Purchased, 2014
Rustic Rural Retreat

7.4 acres with running stream

Just 20 miles from Atlanta

In Arabia Mountain Heritage Area

Several outbuildings

Listed at: $269,500

Option at: $240,000

Housworth-Moseley House, Lithonia

Option in 2008
- December 2011, TGT purchased from bank for $60,000
- Still has 7.4 acres, with stream and several outbuildings, in Heritage Area, and 20 miles from Atlanta
- Asking Price: $95,000
- Sold July 2012: $64,000
- TGT Profit: Approximately $500 after expenses, returned to Revolving Fund

Housworth-Moseley House, Lithonia

Purchased 2011
By November 1, 2012, the Grantee shall repair the foundation, all vertical structural members and/or masonry walls or chimneys, and have repaired or replaced the roof surface and any roof structural elements.

By April 1, 2013, the Grantee shall provide modern heating, electrical and plumbing systems.

By September 1, 2013, the Grantee shall complete all interior and exterior work to make the Property comfortably habitable and to comply with this Easement.

The Grantee agrees to adhere to the Secretary of the Interior’s Standards for Rehabilitation ...

Repair and Rehabilitation Schedule

Housworth-Moseley House, Lithonia

Sold 2012
Housworth-Moseley House, Lithonia
Rehabilitated 2013
Reserved Conservation Easement and Rehabilitation Agreement

- This document is an Exhibit to Deed

- It has 3-5 Attachments:
  - Legal Description of property
  - Baseline Documentation Report
  - Secretary of the Interior’s Standards for Rehabilitation
    - Affidavit of Existing Liens or Encumbrances, if applicable
    - Mortgage Subordination Agreement, if applicable

- It provides a schedule for phases of rehab work
Reserved Conservation Easement and Rehabilitation Agreement

This document is an Exhibit to Deed and provides a schedule for phases of rehab work:

- (a) By ________________, the Grantee shall repair the foundation, all vertical structural members and/or masonry walls or chimneys, and have repaired or replaced the roof surface and any roof structural elements.

- (b) By ________________, the Grantee shall provide modern heating, electrical and plumbing systems.

- (c) By ________________, the Grantee shall complete all interior and exterior work to make the Property comfortably habitable and to comply with this Easement.

- (d) The Grantee agrees to adhere to the Secretary of the Interior’s Standards for Rehabilitation referenced in paragraph 4 of this Easement for all work performed to the Property. At the conclusion of the repair and rehabilitation required by this Easement, the Grantee, its heirs, successors and assigns shall no longer be subject to the above deadlines; however, all other provisions of this Easement shall remain in full force and effect, forever.
Donation of Conservation Easement: What are the Financial Benefits?

- The donor may also receive other tax benefits. The value of a donated easement* can qualify as a charitable contribution, and thus earn federal and state income tax reductions, if it meets certain criteria:
  - The easement must be perpetual
  - It must apply to all sides of the building and the surrounding land
  - The property must be listed or eligible for listing on the National Register of Historic Places.

- Costs to donate to TGT:
  - An application fee of $500
  - A one-time administrative fee of two percent of the value of the tax deduction—*For income-producing properties, this fee can be considered a business expense.*

- The value of an easement is the difference in the property’s market value before and after the easement is applied, generally estimated at about 10% of the original value.
Examples of Properties with Donated Easements

Commercial building in downtown Rome, GA

Rental property in Atlanta MLK District
Historic house in town

Tax lien on property, condemned by city with demo looming

TGT approached to take acquire for RF

Local group rallied and found someone to rehab

TGT provided $5,000 grant in exchange for easement

Taylor House, Summerville

Easement in 2014
- 1834 house on .65 acres
- Vacant since 1979
- Option agreement in 1992
  - Option at $40,000
  - Marketed at $100,000

Camak House, Athens

Option Agreement 1992
- Purchased for $75,000
- Rehab Tax Credits used
  - Estimated Rehab costs $250,000
- Served as offices for law firm
- Easement on exterior and some significant interior elements

Camak House, Athens
Purchased and Rehabbed 1992-1994
Camak House

Highest and best use is high-end fine dining restaurant, or office complex

Behind the house, a u-shaped residence building consisting of 54 flats, courtyard and 100 car basement garage

For sale in 2012
Preservation and Revitalization: *Places in Peril* Program

Mary Ray Memorial School
*Listed in 2009*

Coweta County
Cowen Farmstead

Listed in 2006

Sold through The Georgia Trust's Revolving Fund in 2009. The house was fully rehabilitated and had its grand reopening in 2011 as the corporate headquarters of an environmental engineering company.
Dobbins Mining Landscape
Listed in 2013

The Dobbins Mining Landscape consists of the remains of a prominent manganese mine threatened by a planned new road.

The Georgia Trust worked with the property owners and the Keeper of the Register to designate this property eligible for the National Register.

Bartow County
Stilesboro Academy
Listed 2013

- Constructed in 1858-59, Stilesboro Academy has served a school and community center

- Received a $20,000 grant to replace the roof and help with other needs.
W.W. Law House
Listed in 2012

- Former home of Westley Wallace Law, a leader in the Civil Rights Movement for Savannah
- Vacant since Law’s death in 2002
- Papers have been relocated
Fairview School
Listed in 2011

- A Rosenwald School in NW GA
- Site rehab plans donated by Joe Smith
- Workday in January
- New roof coming
Former Fairview School student provided spoke to the workday crowd about the importance of the school and recited a speech he learned while at the Fairview School.
Glenridge Hall

Listed in 2015

Demolished by family to make room for future housing development.
Places In Peril Sites

2006-2014

2015 sites

*NOMINATIONS FOR 2016 ARE DUE JUNE 8TH*
Appreciation and Use: Annual Preservation Awards Program

• Excellence in Restoration

• Excellence in Stewardship

• Excellence in Rehabilitation

• Excellence in Preservation

2014 Awards Presented on May 16th in Cartersville
The Georgia Trust for Historic Preservation

YOUR STATEWIDE HISTORIC PRESERVATION NONPROFIT ORGANIZATION

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