

SAVE ME A PLACE
Historic Columbus • snqub

5 YEAR REPORT



TO OUR PARTNERS IN PRESERVATION,

In 2016, Historic Columbus celebrated its 50th Anniversary and embarked on its first ever capital campaign called the Save Me A Place Capital Campaign. The campaign included a signature project, the stabilization of City Mills, as well as expanding current programs and introducing new revitalization tools to ensure transformation and improved quality of life within our struggling historic neighborhoods.

Thanks to the Save Me A Place Campaign Donors, who are listed in this publication, \$6 million was raised and every goal of the campaign was accomplished. That is the exciting news we want to share with each of you in this Five-Year Report.

These incredible campaign donors and the continued support of Historic Columbus' membership make it possible for Columbus to be the place where you want to live and to which your children and grandchildren want to return. Simply put, that is what the Save Me A Place Campaign was all about.

Historic preservation only flourishes because of your passion for the history of this town, its stories, and its people. As a staff, we need you to know HCF remains on sound financial footing to brace for the challenges 2022 may bring. We also want to show you the impact you have made, and we know you'll be pleased with your return on investment. Thank you for all you do for preservation in Columbus!

- Elizabeth Walden, Justin Krieg, Debbie Lipscomb, and Palmer Colson

PHOTOGRAPHY: Faith Allen Photography, Historic Columbus Staff

EDITOR: Elizabeth B. Walden • **LAYOUT:** Betsy Bishop

This 5 Year Report is a publication of the Historic Columbus Foundation, Inc.
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2021 Annual Fund Drive

Because of your support, approximately \$605,000 was provided in 2020 – 2021 through low-interest loans to families for new roofs, scholarships for our community's children to continue their dream of college, and preservation grants to save our historic resources.

Never forget, YOU make preservation possible!

We hope you will consider a year-end gift to Historic Columbus' Annual Fund.

HISTORIC COLUMBUS ACTIVITY SINCE 2016 CAPITAL CAMPAIGN

SAVE ME A PLACE

Historic Columbus Foundation seeks to: **REVITALIZE** historic Columbus neighborhoods; **EDUCATE** the public about local and regional history; **ADVOCATE** the benefits that are derived from historic preservation; and **PRESERVE** the historical, architectural and cultural character of Columbus and its environs.

In total, the campaign raised \$6 million. This document outlines the preservation projects and programs the donors of the *Save Me A Place* campaign have made possible for our community.



SAVING A NATIONAL HISTORIC LANDMARK

In 2015, Historic Columbus was excited to be given the opportunity to save and stabilize the two remaining buildings at City Mills through a partnership with Ken Henson. City Mills was the last endangered mill within the National Historic Landmark District. The project was also the perfect centerpiece to celebrate 50 years of saving important places

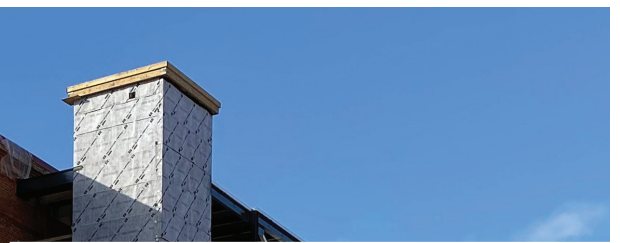
in our community. It is the single, largest investment Historic Columbus has made to a project to date. Thanks to the donors of the capital campaign, Historic Columbus was able to invest \$1.2 Million in the stabilization.

When HCF partnered with Ken, the goal/purpose was not only to put our money where our mouth is, but also to stand in

the gap between imminent demolition and making stabilization and a future possible for City Mills. Mr. Henson then found a long-term partner in Pezold Management. Jack Pezold and Tracy Sayers were able to see the adaptive re-use possibilities in the buildings for a new boutique hotel. Our investment was then returned once our membership in City Mills, LLC was purchased.

City Mills has also become perhaps the largest catalyst for redevelopment that we've seen in a while. Its stabilization was the first investment, the pioneering step. And now, six years and a global pandemic later, Pezold Management and Ken Henson have recently opened one of the two City Mills buildings with hotel rooms and a yoga studio, the \$34 million Mercer University School of Medicine is under construction, Chase Homes is being completely redeveloped, 70 new apartments in High Uptown are under construction and almost complete right across from the TSYS campus, and the High Side Market and Mid City Yards among other projects are underway.

In total, nearly \$100 million in new investment is coming out of the ground along 2nd Avenue between 13th Street and 29th Street. Maybe it was a coincidence, maybe not, but what all that new investment does tell, is a compelling story in how it's possible for a run-down vacant and abandoned mill building to give developers, investors, community advocates, and residents a reason to think about an area differently.



INVESTING IN NEIGHBORHOOD REVITALIZATION

Historic Columbus Facade and Rehab Loan Programs are financial assistance programs to assist owners in rehabilitating their homes over 50 years old. Historic Columbus partners with NeighborWorks Columbus to administer the loans. In most cases, the low interest loans are utilized within Low to Moderate census tracts. The typical maturity of the loans is five years.

These loan programs were expanded in 2017 thanks to \$500,000 in funding through a Program Related Investment (PRI) with the Bradley-Turner Foundation. Since the beginning of the PRI in March 2017, 40 loans have been made (with some having revolved) totaling \$824,500 of investment in the rehabilitation of historic homes. These loans have been made in Midtown, the Columbus Historic District, and in The Mill District.



Properties Revolved

641 Veterans Parkway
 2909 10th Ave.
 1529, 1531, & 1535 Third Ave.
 1415 Third Ave.

HCF Investment

\$100,000
 \$116,000
 \$140,000
 \$125,000

SOLD

\$20,000
 \$20,000
 \$75,000
 \$125,000

TOTAL

\$481,000

\$240,000

Properties Remaining in RRF

2937 Bradley Circle
 2901 First Ave,

Donation/No Current Investment/Rented
 \$75,000

The Janice P. Biggers Revolving – Redevelopment Fund was established in 1968. The goal is to accept endangered properties, invest in renovation work, and then sell the properties to sympathetic owners to complete the rehabilitation. The funds are then returned to the Revolving Fund to repeat the process.

Since inception, Historic Columbus has revolved over 85 properties returning over \$12 Million to the Muscogee County Tax Roles. Besides being a valuable tool for saving historic

buildings, a revolving fund can influence the future of an entire neighborhood by bringing cash or rehabilitation expertise to a project. While Historic Columbus typically does not recoup all of its funds in the sale of the properties, their impact creates a ripple effect that promotes future private investment in the surrounding neighborhood. Above are the most recent properties revolved through the Fund and the current properties within the Fund.



GROWING ENDOWMENT & PRESERVING THREE SIGNIFICANT HOUSE MUSEUMS

Historic Columbus owns three house museum properties and is responsible for their continued maintenance and preservation. Since 2016, Historic Columbus has invested \$427,274 in the continued preservation of the Rankin House (c. 1860-1870), the Walker-Peters-Langdon House (c. 1828), and the Log Cabin (c. 1800).

Recent work has included plaster repair, painting, landscaping, climate control repairs, and sewer replacement. The majority of these maintenance funds have been directed to the Rankin House for its more recent larger needs. The

Rankin House is also fortunate to have annual donor support restricted for the property to offset the on-going maintenance costs. In addition to the donor restricted funds, Historic Columbus has also been able to grow its Endowment Fund over the past five years through the capital campaign and the investment of the account. HCF's Endowment Fund is used to fund maintenance needs of the house museums and General Fund Operating needs. The value of the Historic Columbus Endowment Fund has grown from \$1.1 million in 2016 to \$3.57 million today.



Log Cabin



Walker-Peters-Langdon House

PROVIDING PRESERVATION GRANTS

There are two main grant programs that Historic Columbus manages – the Public Participation Grant and the Virginia T. Peebles Preservation Grant. There are also special projects that the HCF Board has endorsed to provide grant funding.

These are the grants provided since 2016:

Peebles Grants
\$22,500

Hilton Purchase Option for MidTown, Inc.
\$10,000

Spencer House Restoration
\$10,000

St. Mary's Road UMC Revolving Fund
\$30,000

Public Participation Grants
\$350,000

Total Preservation Grant Funding since 2016
\$422,500

Virginia T. Peebles Grant

The Virginia T. Peebles Grant has been annually awarded since 2005. They are smaller and range between \$3,000 and \$6,000. They are

awarded to non-profit organizations to assist with bricks and mortar preservation needs. Recent awards have been to the Stewart Community Home for \$6,000 – historic window restoration – in 2019 and The Wynn House for \$3,000 – kitchen repair – in 2020. Peebles grants have also been awarded for bench repair in the Columbus Historic District (for two years totaling \$12,000).

Public Participation Grant

The Public Participation Grant is now in its third round. There are numerous (non-profit or government owned) historic structures in our community that are in need of renovation work. Historic Columbus' Public Participation Grant allows places such as these to apply for a grant up to \$100,000 for bricks and mortar preservation work. The recipient has received the most votes from the public voting process. Grants have been awarded every other year with two recipients to date. The Spinger Opera House was the 2017 winner (with the Wynn House receiving \$40,000 and the Liberty Theatre receiving \$10,000) and Zion Episcopal Church was the 2019 winner.

Springer Opera House



Ma Rainey House



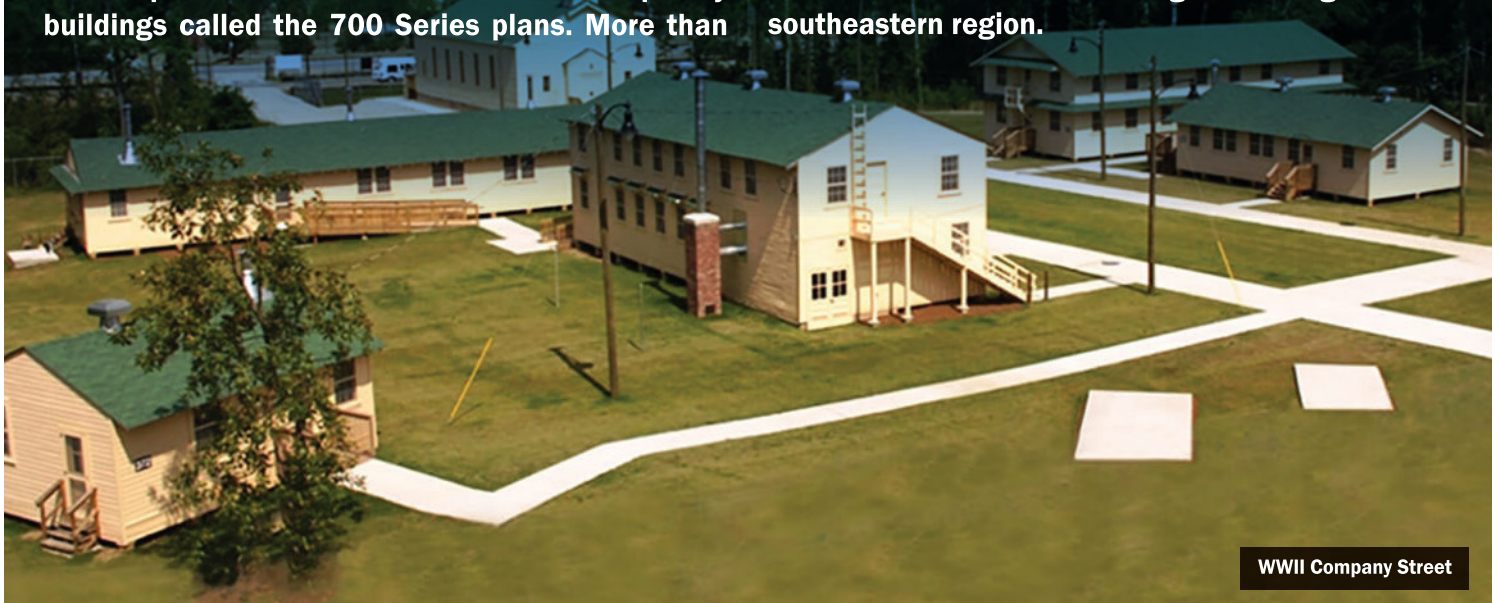
Spencer House



The 2021 recipient of the Public Participation Grant is the National Infantry Museum's World War II Company Street. They received \$100,000 grant for roof replacement for all the buildings.

The Selective Service Act of 1940 specified that no one could be sworn into military service unless the government made adequate provisions for shelter and other human needs. Because of the Act, the War Department moved to construct temporary buildings called the 700 Series plans. More than

100,000 soldiers entered the Army at Fort Benning during this time. Nationally, more than 6,000,000 soldiers trained in 700 Series buildings, which were constructed to be used for five to twenty years. However, after the war ended in 1945, the need to continue training more soldiers continued and the buildings were still in need. The National Infantry Museum was able to persuade the Army to rescue seven of the 700 Series buildings. They are the only set of 700 Series buildings existing in the southeastern region.



WWII Company Street

ADVOCATING FOR PRESERVATION EFFORTS

Hilton Property

In May 2018, Historic Columbus joined with Help Save Hilton to oppose a 94 – unit residential development on the property located at 2551 Wynnton Road. Historic Columbus made an offer in January 2019 to the Eakle family for \$1.2M. It was respectfully rejected with no counter. In April of that year, the Atlanta developer, TBG, was officially denied their appeal with DCA for the low-income housing tax credits. In May 2019, Help Save Hilton and Historic Columbus were joined by MidTown, Inc. in the efforts to advocate for a neighborhood-friendly solution to the property. Since that time, Historic Columbus has been supportive of Midtown, Inc. work to raise funds for the purchase of the property and spoken with several individuals interested in finding a solution.

Historic Columbus' main objective is to continue to protect the character and historic resources within the surrounding neighborhoods.

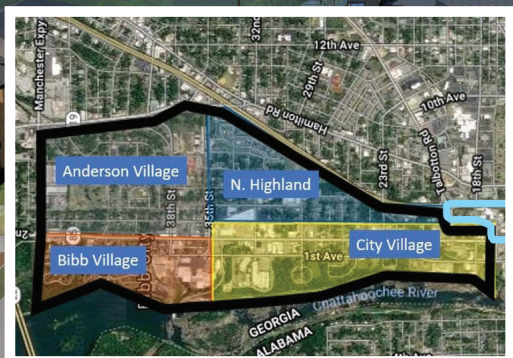


In 2018, Historic Columbus was approached by St. Mary's Road UMC to provide grant funding to assist in creating a Revolving Fund of their own to support neighborhood revitalization efforts in Ewart Park. Neighborhoods like Ewart Park often offer more affordable housing options than newer areas while creating employment and entrepreneurial opportunities for residents of all incomes. Making better use of the tremendous adaptive potential of under-used existing buildings is a proven way forward. This is why neighborhoods like Ewart Park, East Wynnton, East Highlands, Waverly Terrace, and those in The Mill District are vital to Columbus' overall success. Historic Columbus continues to support the efforts of St. Mary's Road.

Second Avenue Corridor/The Mill District

Justin Krieg began administering the City Village master planning project in 2014. When that grew into a larger vision for the entire Second Avenue corridor from High Uptown and the TSYS Campus to JR Allen Parkway, we were definitely on board to help out. For the past five years, Justin has served as the administrator of what has now become

known as the Mill District. This past summer, The Mill District announced their new CEO, Lauren Chambers. Justin remains on that Board to continue the partnership of our organizations. Our work within City Village and Bradley Circle has only amped up over the past year, thanks in large part to the tireless work of past president Jack Jenkins.



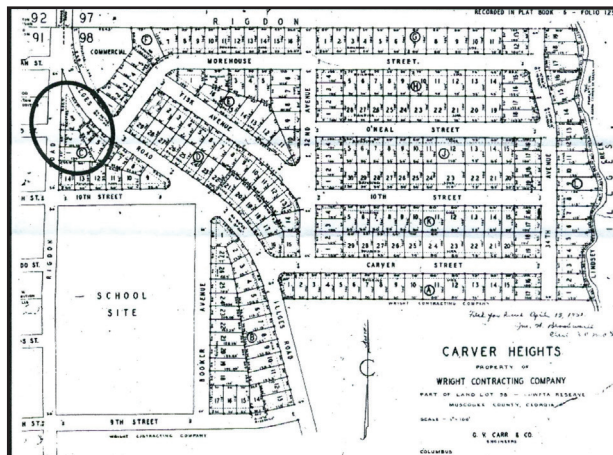
Historic Columbus has also received over \$200,000 in restricted donations for projects specifically in Bradley Circle. If you want to see transformation in progress, take a drive around Bradley Circle. Our investments in and around Bradley Circle have also helped to make possible numerous other private investments in the area. At least eight non-Historic Columbus owned properties have either been renovated or are in a current state of renovation since our initial investment.



Carver Heights National Register Nomination



The most recent advocacy effort has been in the Midtown neighborhood of Carver Heights, located behind the Columbus Public Library. Historic Columbus has been working with residents of Carver Heights and Amanda Rees with CSU to put together a National Register Historic District Nomination. HCF is funding the development of the nomination (\$5,000). It is our hope that it will be submitted by the end of the year. This will be Columbus' first African American National Register Historic District.



From the working draft of the nomination: After World War II, African American soldiers returned from fighting fascism abroad to demand freedom at home. Described in the early 1950s as "Columbus' largest residential development for colored homeowners" Carver Heights was characterized as "largely an army colony." As the city's first post-war African American suburb, this community offered new homes

that could be purchased through federal mortgages for Black enlisted and veteran soldiers who returned and retired in the city.

EDUCATING CHILDREN AND ADULTS ABOUT COLUMBUS HISTORY

An important piece of Historic Columbus' mission is to educate the public about the local and regional history. Children's programming is largely represented by the series, Our Town. The books tell the story of Columbus' early days and its important buildings through an introductory history, coloring book images, and Columbus' architectural styles. All public schools are offered the Our Town series. Today, there have been over 35,000 copies of the books distributed to school age children.

Because of Covid, this past year did not see as many books being distributed. There were also no school tours given of the Walker-Peters-Langdon House. There were 306 Our Town Books, Movies, Teachers Guides distributed for 2021 to Forrest Road Elementary and East Columbus Boys & Girls Club. Historic Columbus also donated kits to build log cabins and individual paints for 60 children attending camp at Truth Spring Academy in July, along with 60 "Our Town: Coloring Books."

The Patricia Jackson Howard Memorial Scholarship was established in memory of Mrs. Howard, a long-time volunteer and the second Executive Director of



the organization (1989-1992). It was her wish that a scholarship be awarded to a graduating high school senior based on the student's merit and need. The scholarship is also provided directly to the recipient for the use to purchase items associated with attending a university or college. This year was the 28th scholarship and in total, over \$35,000 in scholarships have been made in Patti's name. (\$15,500 since 2016.)

As you may have seen, a large area of focus over the past year has been expanding our adult education through HCF's social media. This has come in the form of daily posts, Tuesdays with Justin, and history spotlights on Thursdays. This past year, we have celebrated Wynnton, the Northern Liberties, the Fire Department, the hospitals, Black History Month, Women's History Month, local industries, Preservation Month, the history of Phenix City, our local military heroes, our public schools, and most recently our historic downtown churches. We consistently reach over 30,000 Facebook and 2,400 Instagram accounts each month.



PLANNING FOR THE FUTURE

During the pandemic, the Historic Columbus staff took advantage of everyone being at home and spoke with each member of the Board to get their thoughts on our future preservation priorities. The Historic Columbus Board developed three top priority areas that have been the focus of specific projects, as well as creating new strategies. They include the Mill District, High Uptown, and Heritage Park. As a part of the preservation priorities established, three planning documents have been created to assist with planning for future projects.

High Uptown Master Plan	\$8,000
Heritage Park Visioning Plan	\$10,000
Chattahoochee Promenade Tree Survey	\$8,500
TOTAL	\$26,500

HIGH UPTOWN ACTIVITY

High Uptown is a 20-acre locally designated and National Register Historic District comprised of 39 contributing historic structures and 18 non-contributing buildings – ranging from construction dates of 1860 to 1954. The overall High Uptown area has been receiving a lot of attention from house

renovations to a new apartment development by Ken Henson, the Chase Homes redevelopment, 70 new apartments, Mercer School of Medicine, Highside Market (Ray's Uptown Body Shop and Regions Bank), the Sputnik Bar, and City Mills, among others. These are exciting investments not only for High Uptown, but also the greater community.

In recognition of those investments, Historic Columbus acknowledged the need to stay ahead of the construction and develop a plan for High Uptown. The plan has identified and highlighted the historic properties that may be in the wake of all this new work, as well



as noting areas ripe for additional infill development or renovation. Four houses have since been purchased and sold through Historic Columbus' Janice P. Biggers Revolving – Redevelopment Fund. Those include 1415 3rd Avenue, 1523, 1531, and 1535 3rd Avenue.



HERITAGE PARK AND THE CHATTAHOOCHEE PROMENADE REVITALIZATION

Heritage Park was completed in 1999 to celebrate and honor the industrial history of the Chattahoochee Valley. The Park was privately funded and cost over \$2.2 Million with Mat Swift and Virginia Peebles chairing this fundraising endeavor. At its completion, Heritage Park was deeded to the Columbus Consolidated Government with a MOU between the City, Historic Columbus, and Uptown Columbus. In 2009, Historic Columbus invested approximately \$35,000 for new signage, fixing water issues, sculpture repair, cleaning the pools, painting, and repairing the railings throughout the property. Those repairs kept the park in fairly good shape until 2016 when a larger need arose.

By 2016, the park's water feature was no longer working. It has been dry since that time. Historic Columbus has worked with



the city's Parks and Rec staff to obtain estimates on repairs - which landed around \$225,000 (which doesn't include current or future maintenance needs of the water elements, interpretive venues, or grounds). In addition,

Historic Columbus has worked with Parks and Rec and city officials to secure funds through the city's budgeting process but were ultimately unsuccessful.

While replacing the entire pump system and fixing the lower pool's design issues would be the simplest solution, would it be the best one? One main concern expressed by both Historic Columbus staff and city administrative staff in early conversations is future maintenance. The fear and probable reality would be that we will end back up in this same situation within the next few years looking once again at another significant investment.

When the Historic Columbus staff started thinking about alternative solutions for the future of Heritage Park, we recognized we needed to remain mindful to our obligation to the original park donors, HCF members, and the neighborhood. It was also important that any future plan stay true the mission of Historic Columbus - Revitalize, Educate, Advocate, and Preserve.

Historic Columbus staff also expressed it was necessary to include the Chattahoochee Promenade (across Front Avenue and south of the Coca-Cola Space Science Center) in any visioning process due to its proximity, maintenance struggles, and need for expanded interpretation with its educational elements. It should be a comprehensive look of the area and how our community shares its history within the public realm.

Neil Clark with Hecht Burdeshaw was hired to put creative vision to paper. In August, the Historic Columbus Board of Directors approved providing the staff with the ability to move forward with conversations with the City Administration, City Council, Heritage Park Donors, and the residents of the historic district about potential revitalization plans.

This is an exciting opportunity to re-imagine these public spaces and make them more engaging to the neighborhood, our community's residents, and our visitors. We need to tell our history better and we need to find creative ways to better maintain these community assets.



Over the past several months, Historic Columbus staff has started discussions with many of the original donor families, city officials, neighborhood residents, the Coca-Cola Space Science Center, and the owner of three endangered, historic structures. We have also engaged with the History department at CSU to produce a survey to engage the neighborhood and the community. A tree survey has also been produced to provide a base line of the trees within the Promenade and along the riverbank, so that this information can be incorporated into the revitalization plan.

This is not a small project. It has a lot of moving parts (literally and figuratively). We have a lot of work in front of us and many more conversations with stakeholders and the City of Columbus. If you would like more information, don't hesitate to contact Elizabeth Walden (706-322-0756).

The ability to have out-of-the-box ideas nurtured would not be possible without the creativity of your HCF Board of Directors. And most importantly, the ability to produce and develop a revitalization project as significant as this one would not be possible without the Historic Columbus membership, the donors of the 2016 Save Me A Place Capital Campaign, Sarah Turner Butler's investment in the future of Historic Columbus, and the recent promised gift of \$1 Million from Mr. and Mrs. Clifford J. Swift III for this project. Thank you is never enough!

2016 SAVE ME A PLACE CAPITAL CAMPAIGN DONORS

The following listing is of the original capital campaign donors. Because of their generosity, everything you see in this report was made possible. Please note, donor names are listed as they originally appeared in 2016.

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October 1, 2020 – September 30, 2021

This listing represents the entire current Historic Columbus membership. HCF is extremely grateful to its members for their continued confidence and commitment to preservation in our community.

If an error has been made in this listing, please contact the Historic Columbus office at 706-322-0756 and a correction will be made.

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(June 1, 2021 – October 15, 2021)

Franklin Julian Star

June 28, 2021

George Epps Lipscomb

August 11, 2021

Louise Brooks Thomas

September 14, 2021

Dennis Weaver Calhoun

October 2, 2021

Historic Columbus extends its deepest sympathies to the families of our members. If a member was not included, please contact our office at 706-322-0756 and the correction will be made in the following newsletter.



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