

Madison-Morgan Conservancy

Newsletter
Summer, 2018

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Letter from the President

Solve, Revolve, Evolve

We aimed to solve the problem of how to save the Foster-Thomason-Miller property. We hope to revolve from this project to the next. And we know for certain we have evolved as an organization through the process. It has been an exciting six months.

In our last newsletter, we announced the partial capitalization of the new Endangered Properties Revolving Fund (EPRF), which is designed to protect endangered properties in Morgan County which have natural, agricultural, and historic significance. On May 9, we purchased the first EPRF property, the Foster-Thomason-Miller House, aka Madison's Masterpiece on Main.

On July 10, 60 days after purchasing the Masterpiece, we listed it for sale and are looking for a conservation buyer who will agree to rehabilitate the house to certain standards by a certain time. This "preservation agreement" is typical of Georgia's other revolving funds and is the real value the Conservancy brings to these transactions. There will be no more sitting around empty and open to the elements for this architectural gem.

When we facilitate the sale of the Masterpiece on Main to a conservation buyer, we will revolve that money into the next EPRF project. We have not yet determined what the project will be, but we will use the Greenprints again to guide us in our planning. Thank you for the input many of you provided during the Greenprints' public process – it is integral to our decisions.

Also within the last six months, we have welcomed back Theresa Pippin from maternity leave, elected

the next Junior Conservancy Board, completed our TDR Positioning Project, created our "Farms, Forests, and Front Porches: Fun Friday Facts" email campaign, sent a very deserving couple to the Kentucky Derby through the Derby Day Raffle drawing (in lieu of the big party, which will return on May 4, 2019), and received the HPC's Preservation Leadership award for the creation of the EPRF and Junior Conservancy programs. We are now planning the next Conservation Easement Workshop and a symposium about visionaries in preservation.

We could not have done all this work without the support of our members or without the generous contributors to the EPRF. We are \$200,000 from our final fundraising goal. We need help to save

endangered properties in Morgan County. We need you as a member. AND we need contributions to the EPRF to continue this important work.

Our evolution continues. Our goals are the same, but our toolbox has expanded, making this conservancy agile, effective, and efficient. We thank all of you who have

supported this growth and look forward to seeing you in the coming months.

Sincerely,

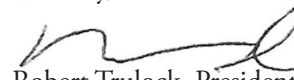

Robert Trulock, President



Photo courtesy Tony Clark



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Let's Revolve This!

Have you noticed the improvements on Main Street? We've been hard at work stabilizing the Foster-Thomason-Miller House and reclaiming her grounds. And we thank all of you who have contributed to this effort, through funding, technical assistance, and/or brute strength. It's working – she will be stabilized by August 4th, when we will celebrate her comeback by opening her door to all the many contributors to the Endangered Properties Revolving Fund. All in a quick ninety (90) days.

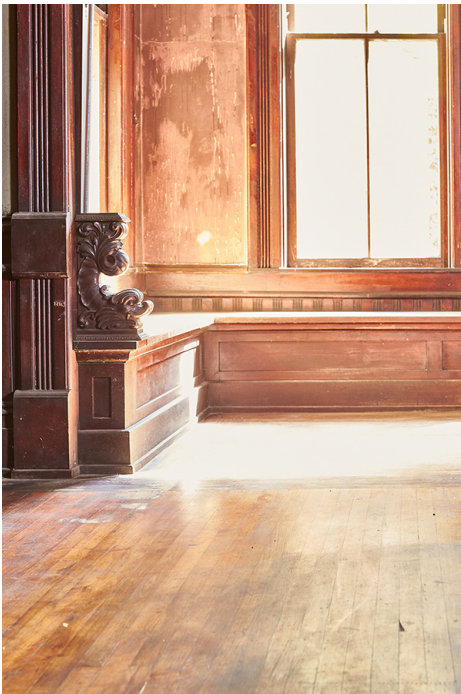
On May 10th, the day after we purchased the FTM House, we began exploring what lay beneath the debris left from years of abandonment. We were stunned to find so many perfectly gorgeous details, including a very subtle star inlaid in the hardwood floor of the library. Most likely, given its location, this star would be covered by a rug, so we wondered, “why did Mr. Foster and Mr. Townes even take the time to create such a detail?” The answer, simply put, is “art.” Hence her new name: “Madison’s Masterpiece on Main.”

Built in 1883 as “the most elegant country home in Middle Georgia,” the Masterpiece is a treasure trove of detail. Besides the star, you will find extensive wood carving (lions, dolphins, sunflowers), plasterwork caryatids and dolphins, stunning ceramic tile and mantel pieces, “grotto” wallpaper, and stenciled ceilings, all as a result of the Aesthetic Movement. This place is certainly a product of its time.

What is the Aesthetic Movement you ask? Well, apparently, it was a period during the Victorian Era that studied and tried to define the “science of the beautiful”, otherwise described by Oscar Wilde as, “the sensitive arrangement of beautiful objects within the domestic interior to arrive at an overall harmony.” Art was to be a part of everything – books, wallpaper, furniture, metalwork, ceramics, etc.

How could we part with such a masterpiece? We've been asking ourselves that, too. But we must, so that we can continue to save endangered properties in Morgan County (farms at risk of subdivision, wildlife habitat at risk of fragmentation, and historic structures and landscapes at risk of demolition). So, we have listed the Masterpiece for sale with Lewis and Redwine Real Estate Group, whose agents specialize in selling historic properties of this magnitude (and who have agreed to donate their listing fee and commission). The house is listed for \$449,000, and the proceeds from the sale will replenish our “revolving fund” so we can move on to the next project.

That fund is \$200,000 shy of complete capitalization. Your neighbors and friends, local and not-so-local foundations, and the Conservancy's leadership have already contributed \$1,050,000 to the revolving fund. Please join them today to help us reach our final goal of \$1,250,000, so we can save multiple properties at a time. Bonus: if you donate by August 3, you'll be invited to the tour on August 4 (more details on back page of the newsletter).



Conservancy Receives Preservation Award

May is Preservation Month, so you won't be surprised that each May the Madison Historic Preservation Commission hosts an Ice Cream Social and an awards presentation to celebrate excellence in historic preservation. Well this year, we were nominated for and received the 2018 Outstanding Preservation Leadership Award! Madison's HPC honored the Conservancy for its work in protecting historic resources through its newly minted Endangered Properties Revolving Fund and for providing high school students an opportunity to engage in preservation through the Junior Conservancy.

HPC - Thank you for this honor and thank you for all you do to protect the historic resources in Madison's Historic District. Thank you, also, for your support of our work to stabilize the Foster-Thomason-Miller House! We're making headway and are grateful to all who have entrusted us with this mission.



Educational Programming

The Junior Conservancy Gears Up for Year Two

After a successful inaugural year, the Junior Conservancy will begin meeting again in August. Thirteen students applied and interviewed for seven open positions for the 2018-2019 Junior Conservancy Board. We are excited to welcome the following new members: Audrey Balicki, John Bostwick, Lipi Desai, James Martin, Davis Moore, Valeria Notte, and Turner Smith. Returning board members include Claire Coleman, Daisy-Jane Buck, Meredith Eidson, Lucia Hodges, Brooke Miller, Morgan Sarkin, Caroline Schlabach, and Will Woodard. We can't wait to see how this group of students will impact Morgan County in year two.

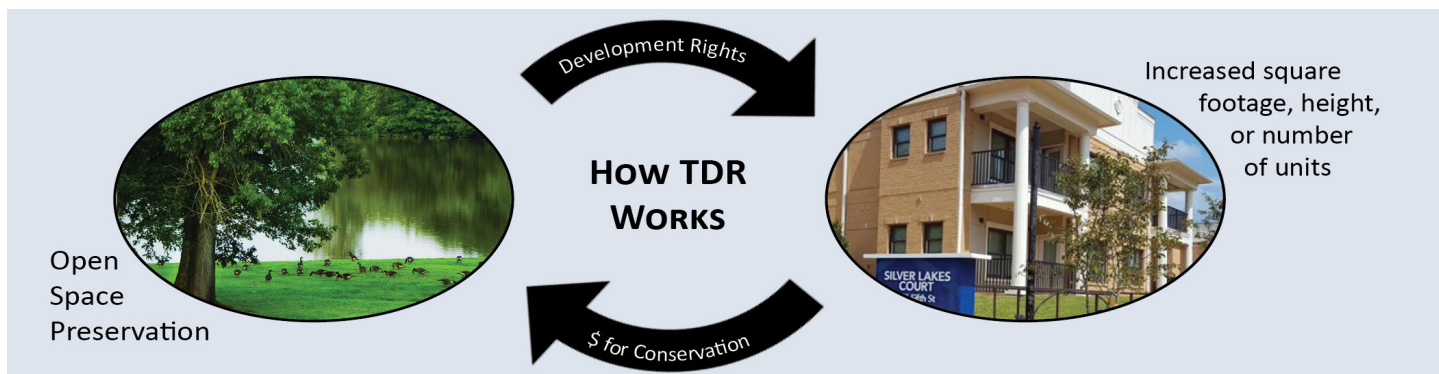
The Junior Conservancy is designed to provide high school students living in Morgan County an opportunity to serve on a mock board of directors and to design and execute their own conservation-

related programming. Operating within four programmatic silos (education, service, civic, and social), last year's founding board held a Greenprint Ramble through Bostwick, made bird feeders with the special needs students to celebrate the first day of spring, helped the Madison City Council proclaim Arbor Day, went ice-skating in Athens, and created and sold Morgan County calendars as a fundraiser.

We thank the Junior Conservancy Committee, all of whom have volunteered their time and energy to the Junior Conservancy, offered their expertise in its inaugural year, and provided support to staff: Emily Buck, Maryann Dartnell, Rachel Kinsaul, Sam Ball, and Jill Meeler.



The mission of the Madison-Morgan Conservancy is to provide public education on conservation matters and to protect and enhance the heritage and quality of life of the residents of Morgan County by preserving historic sites, greenspace, farmland, and timberland.



Educational Programming

Solarize Campaign Coming to Morgan County

Solarize Newton-Morgan is a community-based solar photovoltaic group-purchasing program that helps homeowners, businesses, and nonprofits save on the cost of solar by leveraging the power of bulk purchasing — the more participants, the greater the savings! This exciting campaign, which has already seen success in Athens, DeKalb, and Dunwoody, is coming to Newton and Morgan Counties. The Conservancy is supporting this campaign by serving on a steering committee with Sustainable Newton, Georgia Interfaith Power and Light, Environment Georgia, Solar CrowdSource, Newton County Water and Sewerage Authority, and Smart Growth Newton County.

Starting in August, Morgan County residents will have the ability to sign up for this program to get solar at a competitive rate. As part of the campaign, a free solar evaluation will be available to provide you with a 25-year outlook of the benefits of solar for your property. The Conservancy will help facilitate the marketing of this program to Morgan County residents. Be on the lookout for an e-mail announcing the registration period has opened. The more folks that sign up, the more savings for all!

Please contact Theresa Pippin at tpippin@mmcgeorgia.org for more information.



Organizational News

Summer Intern at the Conservancy

The Conservancy is excited to have Sandra Hall, a student at Georgia State University, intern with us this summer. Sandra will be helping us research and document resources that are identified in the Greenprint Guide, recently updated in 2017. This Guide will photo-document and further describe the natural, agricultural, and historic resources that community members identified as being significant during the public input portion of the Greenprint process. Once complete, this document will be posted on our website and made available to the public. We are so thankful to Sandra and the countless hours she has spent in our office, the archives, and driving around the county tracking down information!

Land Owner Technical Assistance

Transferable Development Rights: Request for Technical Assistance?

TDR is a voluntary, market-based tool that accomplishes two smart growth objectives: 1) preserving resources and open space and 2) directing development to suitable areas. It offers an innovative way to direct growth away from land that is publicly identified as important to protect to areas appropriate for development. The City of Madison adopted a TDR ordinance in 2014, which has already resulted in the conservation of 25 acres, including Round Bowl Spring and Presidents Park, and the development of Madison's first LEED-certified building, a senior housing facility built in proximity to transportation, a park, and commercial area.

The Madison-Morgan Conservancy offers education and technical assistance to property owners who may qualify for the TDR program. If you are interested in learning more, please contact tpippin@mmcgeorgia.org.

The Fun Stuff

Derby Day Raffle Update

This year, the Conservancy held a non-event Derby Day Raffle in support of their new Endangered Properties Revolving Fund with 100% of the funds raised from sponsorships and ticket sales going directly to saving endangered properties in Morgan County.

On April 13th Rachel Kinsaul's name was drawn as the winner of the Conservancy's Derby Day Raffle. She and her husband, Jason got to experience the entire weekend of May 5th at Churchill Downs, which included the LIVE viewing of two races: the Kentucky Oaks and the Kentucky Derby!



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Madison-Morgan Conservancy

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| <input type="checkbox"/> Sustainer - \$2,500 +
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| | <input type="checkbox"/> Conservationist - \$50 |
| | <input type="checkbox"/> Naturalist - \$20 |
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to the Endangered Properties Revolving Fund. | |
| <input type="checkbox"/> My Company has a matching gift program. | |
| <input type="checkbox"/> I would like to volunteer. | |

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Phone 1: _____ Phone 2: _____

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Become a Watershed Donor This Year

Join or renew at one of the Watershed Donor levels in the form above, and help the Conservancy match a \$50,000 grant!

In 2009, the Waterfall Foundation funded the Conservancy's operations with a very generous grant, and ever since, the Conservancy has honored that contribution by attempting to match it annually through Watershed Donor membership dues (annual dues of \$1,000 or more). Join the Waterfall Foundation in this strong show of support for the Conservancy's important work. It will help keep us agile, stable, and effective.

Our Vision: We envision a thriving Morgan County to be a healthy, beautiful place to live and work for current and future residents, where clean air and water, abundant wildlife, forestry, agriculture, and heritage tourism are vital and contribute to the regional economy. We aim to preserve the beautiful public vistas, agrarian heritage, rural crossroads, and small town atmosphere while attracting small to medium sized businesses to provide essential jobs and sustain our balanced tax digest. We envision an organization that makes an impact locally and uses its success to promote conservation and balanced growth throughout Georgia.



MADISON-MORGAN
CONSERVANCY

SERVE † SAFEGUARD † SUSTAIN

Madison-Morgan Conservancy
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Madison, GA 30650

(706) 818-8046

www.mmcGeorgia.org



Return Service Requested

Need to Renew? Check Your Mailing Label.

The date printed above your name on the mailing label is the last date on which you paid your annual membership dues. Please renew annually to support the Conservancy's work and to expand our programming.

Summer, 2018

This newsletter is printed on 100% post-consumer waste recycled paper.

Upcoming Events

AUGUST 4

Foster-Thomason-Miller House Tour

Everyone who has contributed to the Endangered Properties Revolving Fund by Aug 3 is being invited to see where their money is going! Come tour Madison's Masterpiece on Main to see how the Conservancy's newest program is changing the face of Morgan County. Drop in any time on Saturday, August 4, 2018 between 10 a.m. and 1 p.m. to pick up your nametag and tour the house and grounds. Please wear appropriate clothing and shoes – it's still a construction site!

SEPTEMBER 20

Conservation Easement Workshop

Mark your calendars for the 14th Annual Conservation Easement Workshop: "Lessons Learned from the Piedmont." Thursday, September 20, 2018 at Burge Plantation, Mansfield, GA, 8:00 a.m. - 5:00 p.m. Registration opens July 30, 2018.

NOVEMBER 6

GOSA Vote

The Georgia Outdoor Stewardship Act (also known as HB 332) is an act to dedicate up to 80% of income from an existing tax on outdoor sporting goods for land conservation efforts. The funding would be used for acquisition of lands that are critical to the protection of clean water, wildlife, and outdoor recreation. The bill was signed by Gov. Deal in May 2018 and will appear on the November 6, 2018 ballot as a voter referendum.

FALL DATE TBA

Visionaries and Entrepreneurs in Preservation: A Symposium

Meet a collection of Georgia's visionaries whose entrepreneurial spirits have transformed the field of preservation. Hosted in partnership with the Madison-Morgan Cultural Center as part of the Symposium Series. Details to be announced soon.