Dunwoody
Smart people – Smart city

41 Perimeter Center East, Suite 250
Dunwoody, Georgia 30346
P (678) 382-6700 F (678) 382-6701
dunwoodyga.gov

MEMORANDUM

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: March 13, 2017

Subject: **Presentation by Dunwoody Preservation Trust**

ITEM DESCRIPTION

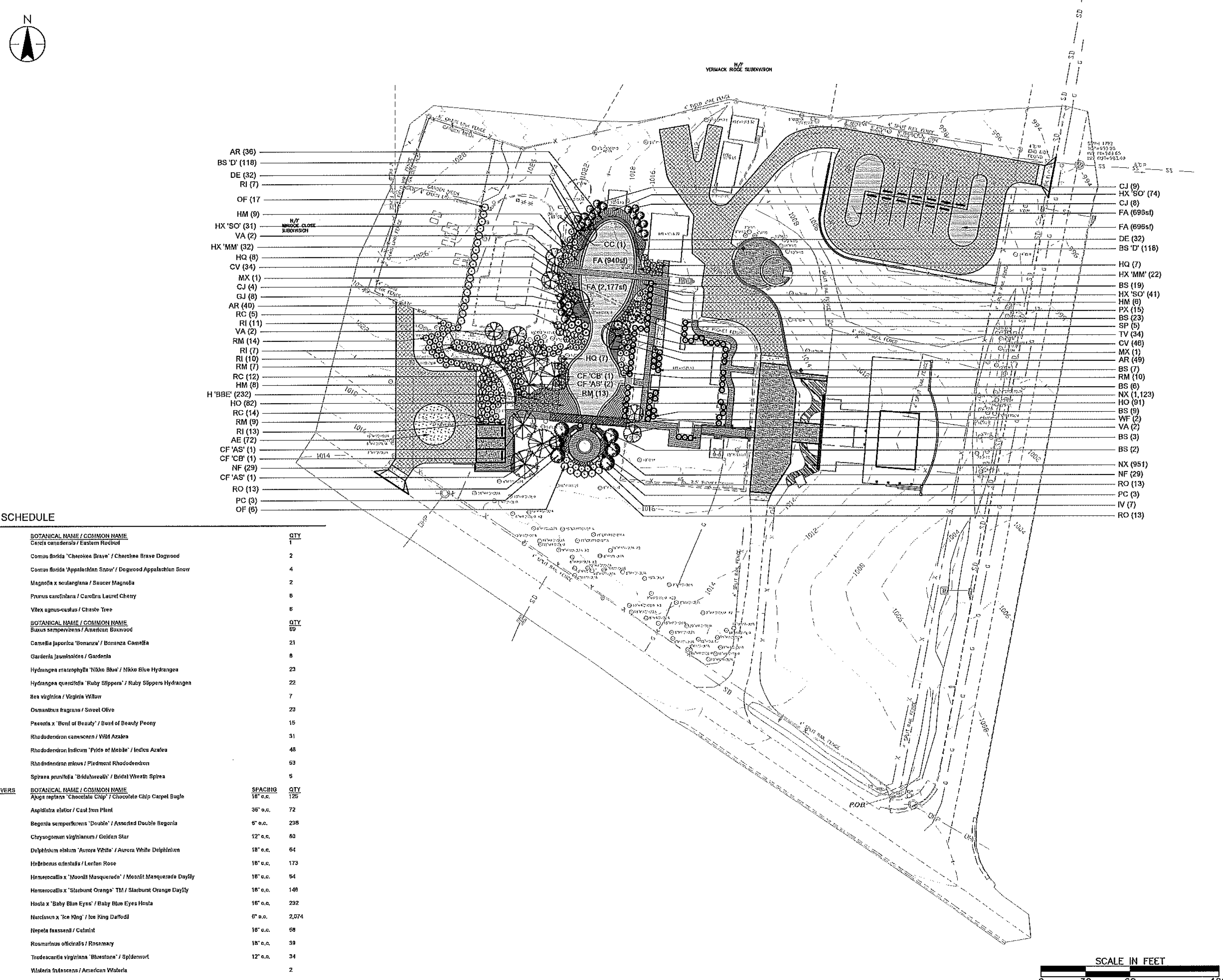
City staff and the Dunwoody Preservation Trust have worked diligently over the past year to make marketable improvements to the Donaldson Bannister Farm. Through our efforts we have stabilized the main house and improved the interior and exterior of the facility. We have also completed the construction of the new park restroom and meeting space and we will begin the construction of a public parking area and pedestrian access to the park within the next few weeks.

City Staff and the Dunwoody Preservation Trust have also been working together to develop a site plan to allow for ADA access to the site amenities and improve the landscaping and lighting throughout the park. DPT has hosted several open house events over the past few months to share these plans with the public.

Currently, the DPT is seeking corporate donations to renovate the guest house with the hopes of having that facility open to the public within the next year.

Our goal is to have the park site open this spring for the public to enjoy. Dunwoody Preservation Trust is anxious to begin programs to showcase the cultural and historical significance of this property to Dunwoody Residents.

-7-



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SPACING	QTY
CC	Cercis canadensis / Eastern Redbud		1
CF 'CB'	Cornus florida 'Cherokee Brave' / Cherokee Brave Dogwood		2
CF 'AS'	Cornus florida 'Appalachian Snow' / Dogwood Appalachian Snow		4
MX	Magnolia x soulangiana / Saucer Magnolia		2
PC	Prunus caroliniana / Carolina Laurel Cherry		6
VA	Vitex agnus-castus / Chaste Tree		6
SHRUBS	**BOTANICAL NAME / COMMON NAME**		**QTY**
BS	Buxus sempervirens / American Boxwood		69
CJ	Camellia japonica 'Bonanza' / Bonanza Camellia		21
GJ	Gardenia jasminoides / Gardenia		8
HM	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea		23
HQ	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea		22
IV	Itea virginica / Virginia Willow		7
OF	Osmanthus fragrans / Sweet Olive		23
PX	Paeonia x 'Bowl of Beauty' / Bowl of Beauty Peony		15
RC	Rhododendron canescens / Wild Azalea		31
RI	Rhododendron indicum 'Pride of Mobile' / Indica Azalea		48
RM	Rhododendron minus / Piedmont Rhododendron		53
SP	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea		5
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**SPACING**	**QTY**
AR	Ajuga reptans 'Chocolate Chip' / Chocolate Chip Carpet Bugle	18" o.c.	125
AE	Aspidistra elatior / Cast Iron Plant	36" o.c.	72
BS 'D'	Begonia semperflorens 'Double' / Assorted Double Begonia	6" o.c.	236
CV	Chrysogonum virginianum / Golden Star	12" o.c.	80
DE	Delphinium elatum 'Aurora White' / Aurora White Delphinium	18" o.c.	64
HO	Helleborus orientalis / Lenten Rose	18" o.c.	173
HX 'MM'	Hemerocallis x 'Moonlit Masquerade' / Moonlit Masquerade Daylily	18" o.c.	54
HX 'SO'	Hemerocallis x 'Starburst Orange' TM / Starburst Orange Daylily	18" o.c.	146
H 'BBE'	Hosta x 'Baby Blue Eyes' / Baby Blue Eyes Hosta	16" o.c.	232
NX	Narcissus x 'Ice King' / Ice King Daffodil	6" o.c.	2,074
NF	Nepeta faassenii / Catmint	18" o.c.	58
RO	Rosmarinus officinalis / Rosemary	18" o.c.	39
TV	Tradescantia virginiana 'Bluestone' / Spiderwort	12" o.c.	34
WF	Wisteria frutescens / American Wisteria		2
SOD/SEED	**BOTANICAL NAME / COMMON NAME**	**SPACING**	**QTY**
FA	Festuca arundinacea / Tall Fescue		4,509 sf

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2016/10/28 3:05 PM By: Aarons, Nathan

ORIGINAL SHEET - ARCH D

Stantec

Stantec Consulting Services Inc.
2310 Parklake Drive SE. Suite 400
Atlanta, GA 30345
Tel. 770-493-0450
www.stantec.com

Legend

Notes

1. SITE ADDRESS IS 4831 CHAMBLEE-DUNWOODY ROAD, DUNWOODY, GA 30338.
2. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.I.R.M PANEL NUMBER 13089C0012J DEKALB COUNTY, DATED 05-16-2013.
3. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 200' OF WATERS OF THE STATE REQUIRING STATE AND CITY STREAM BUFFERS.
4. WATER TO BE PROVIDED BY THE CITY OF DUNWOODY.

24 HOUR CONTACT
JAY B. HICKEY
404.432.1572

GEORGIA811
Utilities Protection Center, Inc
Know what's below.
Call before you dig.

Revision	By	Appd.	YY.MM.DD

File Name: 178460117	NA	CH	AK	16.10.28
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

NOT FOR CONSTRUCTION

Client/Project

DUNWOODY PRESERVATION TRUST

DONALDSON-BANNISTER FARM
SITE IMPROVEMENTS
DUNWOODY GEORGIA

Title

LANDSCAPE PLAN

Project No.	Scale	
178460117	1" = 30'	
Drawing No.	**Sheet**	**Revision**
L-1.1	17 of 24	

#3.

Partnering for the Donaldson-Bannister House and Gardens – a Public Park

Preserving the History and Heritage of Dunwoody

Mission Statement

The Dunwoody Preservation Trust's mission is to identify and save the historic resources and heritage of Dunwoody, and to create opportunities for community members to interact with and understand our city's history in order to bridge generations and strengthen the ties that bind together our city.

Vision

To create the optimal network between our community, public sector and non-profit sector for the promotion of local historic preservation.

Overview

DPT was founded in 1995 to save the Cheek-Spruill House. The house was restored by DPT shortly after and placed on the National Register of Historic Places. It has since become an iconic symbol for the City of Dunwoody.

Railroad Section House

Cheek-Spruill House

Donaldson-Bannister
House and Cemetery

- National Register of Historic Places
- Owned by the City of Dunwoody
- A Special Use Public Park
- Public/Private Non-Profit Partnership
- ADA Issues Prevent Public Access

Donaldson-Bannister
House and Cemetery

Master Plan

- 2012 DPT commissioned the historic preservation architectural firm Lord Aeck Sargent to prepare a Master Plan for the property.
- 2013 Master Plan Completed
- Estimated Cost of Rehabilitation: $3,600,000-$4,100,000

Funding

- Fundraisers
  - Lemonade Days (a Premier city event in the Spring)
  - Apple Cider Days (a Signature city event in the Fall)
- Grants
- Donations
  - Supporters
  - In-Kind
  - Bequests

Volunteers clean, salvage, design and build

Donaldson-Bannister
Farm Rehabilitation

Phase One

2015 - Stabilization of the Main House

Completed – January 2016

Donaldson-Bannister
Farm Rehabilitation

Phase Two

Demolition of the non-historic section of the barn.

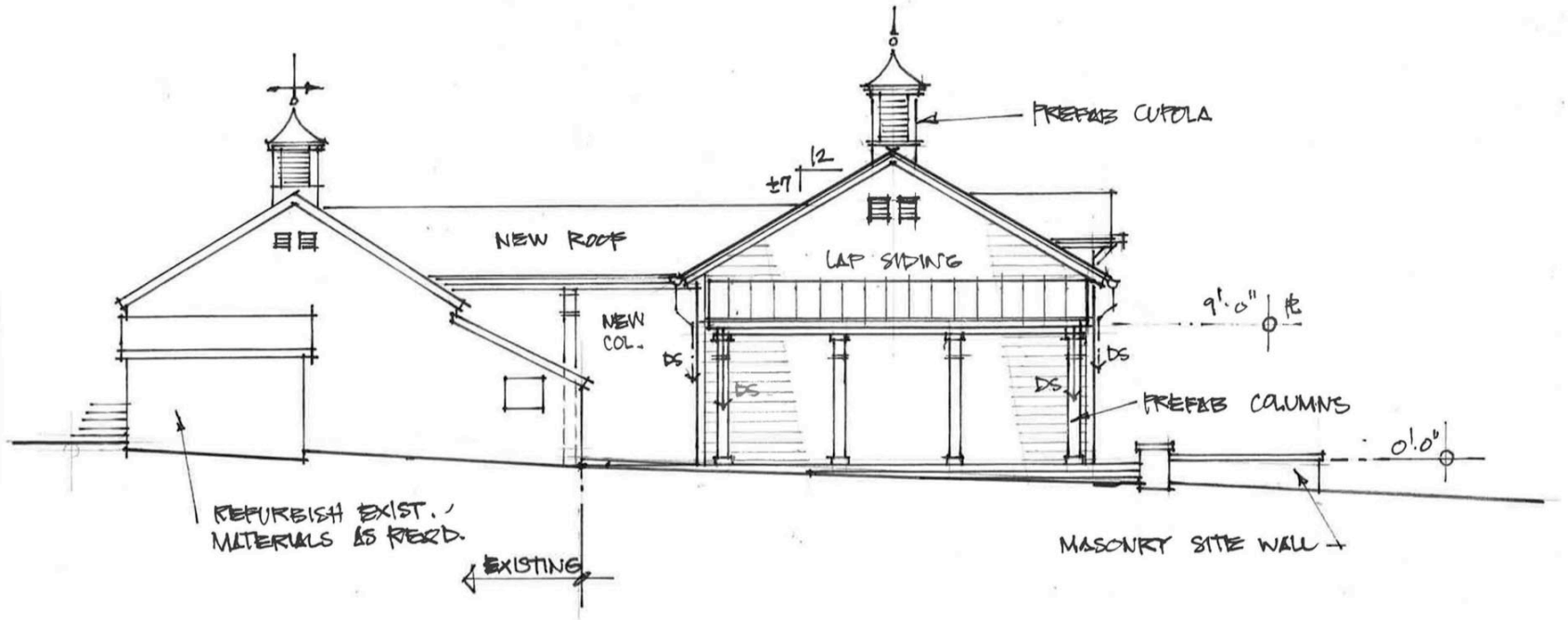
Replace with ADA public restrooms, and multipurpose room.

Donaldson-Bannister
Farm Rehabilitation

Phase Two

2015 FIP Grant

New structure will include ADA restrooms and multi-purpose room.



New Barn Addition

2016

- No FIPP Grant awards in 2016
- DPT utilizes existing funds and funds raised through events and fundraisers
- Using less than 50% of the city 2016 capital budget earmarked for Donaldson-Bannister
- Using a small portion of the City Parks and Recreation operating budget
- Six of the seven structures have undergone exterior rehabilitation

Window Replacement

Cellar Door Reconstruction

Rebuilding the Shop Doors

Wash House Reconstruction

Commissary and shop repairs

The Kitchen Takes Shape

Outside Kitchen Wall Repairs

Main House after Painting and Window Replacement

Planning 2017 and Beyond

House Interior Rehabilitation Plans

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

RECEIVED 2280

1. Name of Property

historic name Donaldson-Bannister House and Cemetery
other name/site number Chestnut House

2. Location

street & number 4831 Chamblee-Dunwoody Road
city, town Dunwoody (X) vicinity of
county DeKalb code GA 089
state Georgia code GA zip code 30338

( ) not for publication

3. Classification

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. ( ) See continuation sheet.

6/15/09
Signature of certifying official Date

W. Ray Luce
Historic Preservation Division Director
Deputy State Historic Preservation Officer

5. National Park Service Certification

PROJECT DIRECTORY

OWNER:

PROPERTY MANAGER

ARCHITECT

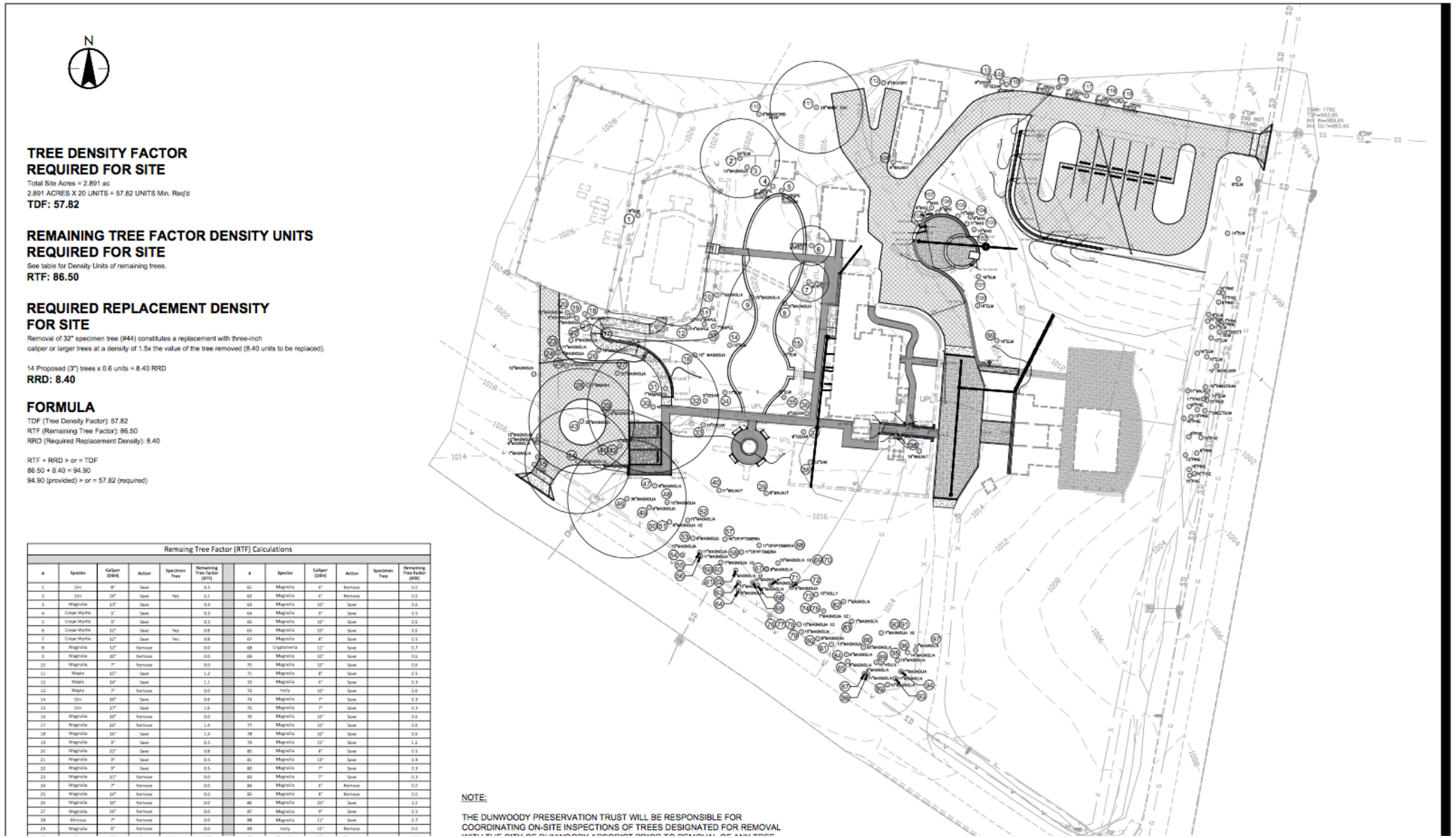
DRAWING INDEX

A0-01 COVERSHEET
A0-02 LIFE SAFETY PLANS - MAIN HOUSE

MAIN HOUSE REHABILITATON
DONALDSON-BANNISTER FARM

Interior Plans and New Side Porch

Site Master Plan Commissioned by DPT



TREE DENSITY FACTOR REQUIRED FOR SITE

Total Site Acres = 2.891 ac
2.891 ACRES X 20 UNITS = 57.82 UNITS Min. Req'd
TDF: 57.82

REMAINING TREE FACTOR DENSITY UNITS REQUIRED FOR SITE

See table for Density Units of remaining trees.
RTF: 86.50

REQUIRED REPLACEMENT DENSITY FOR SITE

Removal of 32" specimen tree (#44) constitutes a replacement with three-inch caliper or larger trees at a density of 1.5x the value of the tree removed (8.40 units to be replaced).

14 Proposed (3") trees x 0.6 units = 8.40 RRD
RRD: 8.40

FORMULA

TDF (Tree Density Factor): 57.82
RTF (Remaining Tree Factor): 86.50
RRD (Required Replacement Density): 8.40

RTF + RRD > or = TDF
86.50 + 8.40 = 94.90
94.90 (provided) > or = 57.82 (required)

Remaing Tree Factor (RTF) Calculations

#	Species	Caliper (DBH)	Action	Specimen Tree	Remaining Tree Factor (RTF)	#	Species	Caliper (DBH)	Action	Specimen Tree	Remaining Tree Factor (RTF)
1	Elm	8"	Save		0.5	61	Magnolia	6"	Remove		0.0
2	Elm	24"	Save	Yes	3.1	62	Magnolia	6"	Remove		0.0
3	Magnolia	13"	Save		0.9	63	Magnolia	10"	Save		0.6
4	Crepe Myrtle	5"	Save		0.3	64	Magnolia	9"	Save		0.5
5	Crepe Myrtle	5"	Save		0.3	65	Magnolia	10"	Save		0.6
6	Crepe Myrtle	12"	Save	Yes	0.8	66	Magnolia	10"	Save		0.6
7	Crepe Myrtle	12"	Save	Yes	0.8	67	Magnolia	8"	Save		0.5
8	Magnolia	12"	Remove		0.0	68	Cryptomeria	11"	Save		0.7
9	Magnolia	10"	Remove		0.0	69	Magnolia	10"	Save		0.6
10	Magnolia	7"	Remove		0.0	70	Magnolia	10"	Save		0.6
11	Maple	15"	Save		1.2	71	Magnolia	8"	Save		0.5
12	Maple	14"	Save		1.1	72	Magnolia	5"	Save		0.3
13	Maple	7"	Remove		0.0	73	Holly	10"	Save		0.6
14	Elm	10"	Save		0.6	74	Magnolia	7"	Save		0.3
15	Elm	17"	Save		1.6	75	Magnolia	7"	Save		0.3
16	Magnolia	10"	Remove		0.0	76	Magnolia	10"	Save		0.6
17	Magnolia	10"	Remove		1.4	77	Magnolia	10"	Save		0.6
18	Magnolia	10"	Save		1.4	78	Magnolia	10"	Save		0.6
19	Magnolia	9"	Save		0.5	79	Magnolia	15"	Save		1.2
20	Magnolia	12"	Save		0.8	80	Magnolia	8"	Save		0.5
21	Magnolia	9"	Save		0.5	81	Magnolia	13"	Save		0.9
22	Magnolia	9"	Save		0.5	82	Magnolia	7"	Save		0.3
23	Magnolia	11"	Remove		0.0	83	Magnolia	7"	Save		0.3
24	Magnolia	7"	Remove		0.0	84	Magnolia	6"	Remove		0.0
25	Magnolia	14"	Remove		0.0	85	Magnolia	8"	Remove		0.0
26	Magnolia	10"	Remove		0.0	86	Magnolia	20"	Save		2.2
27	Magnolia	20"	Remove		0.0	87	Magnolia	9"	Save		0.5
28	Mimosa	7"	Remove		0.0	88	Magnolia	11"	Save		0.7
29	Magnolia	6"	Remove		0.0	89	Holly	15"	Remove		0.0

NOTE:

THE DUNWOODY PRESERVATION TRUST WILL BE RESPONSIBLE FOR COORDINATING ON-SITE INSPECTIONS OF TREES DESIGNATED FOR REMOVAL

Donaldson-Bannister

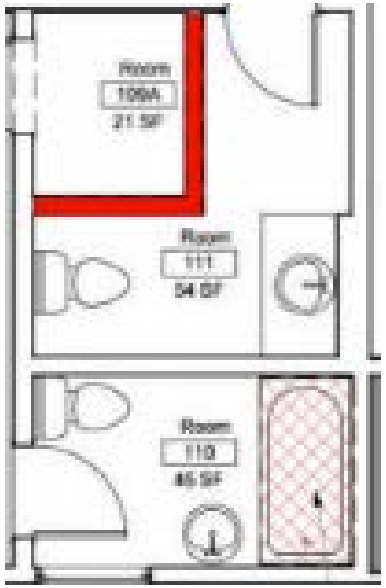
PARTNERSHIP SUMMARY

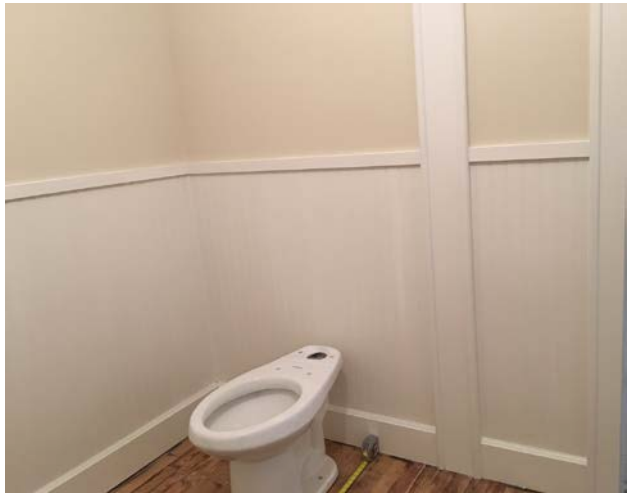
	Dunwoody Preservation Trust	City of Dunwoody	Community Partners & Volunteers
Funds Spent to Date Planning, Construction and Rehabilitation	$110,000 (master plan) $50,000 (2015 FIPP Grant Commitment) $32,000 (landscape plan) $91,000+ 2016 Actual $18,000+ YTD 2017	$200,000 (stabilization) $150,000+ (2015 FIP grant) $40,000+/- 2016 Capital Budget	Countless Hours & In-Kind Materials
Personnel Commitments	Site Rehabilitation Manager Site Operations Manager	City Park & Recreation Department	Volunteer Building Committee Docents Other Non-Profits
Funds Available	$200,000+ (to be used as matching funds for grant requests)	$60,000 (2016 Budget Balance) 2017 FIPP Grant Funds	TBD

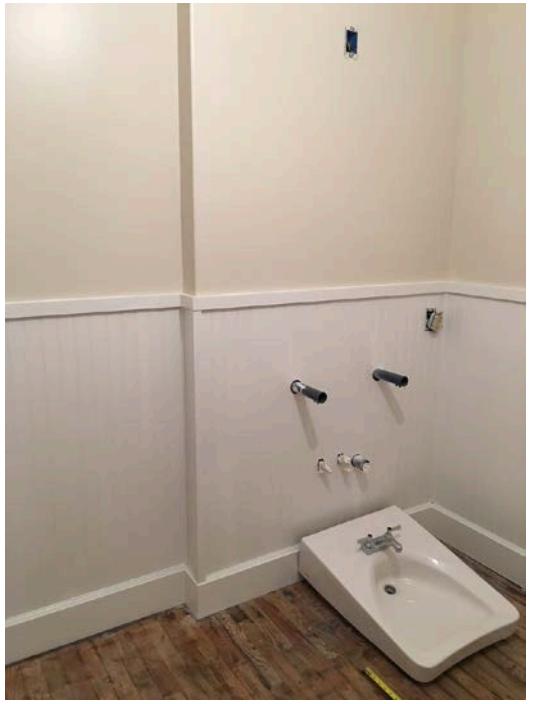
Opening the Park

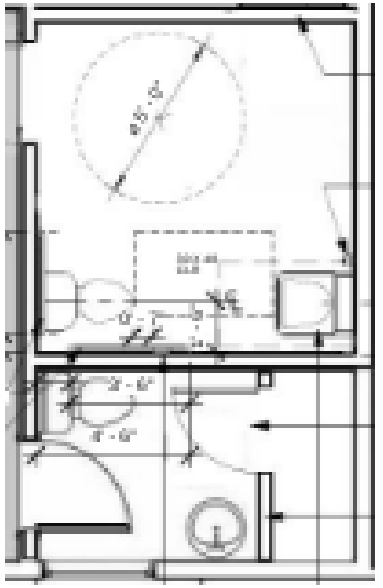
- Accessibility
- Construction of Walkways, Ramps, Handicap Parking
- Main House Interiors and ADA Accessibility
- Grounds cleanup, tree trimming and removal
- Exterior Lighting
- Planting

Accessibility means an ADA Restroom in the main house

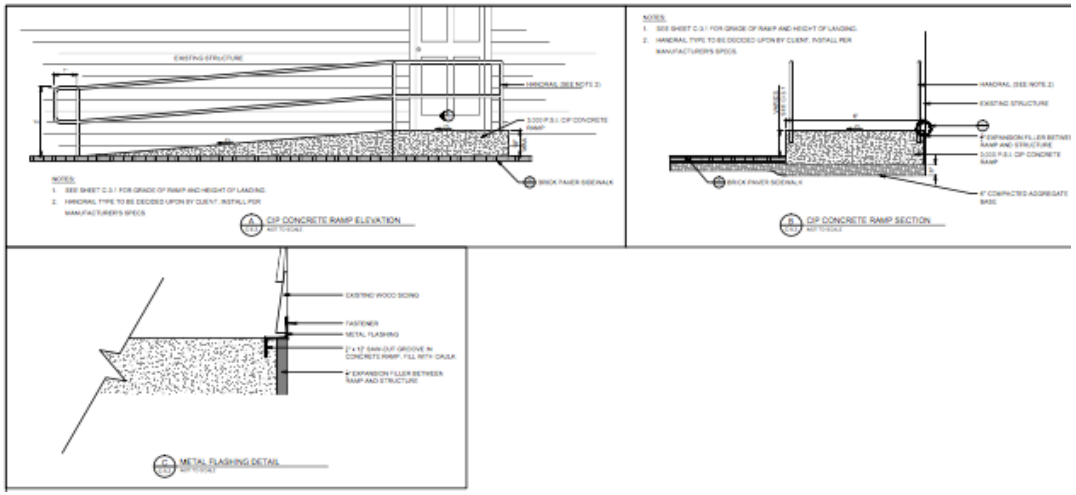




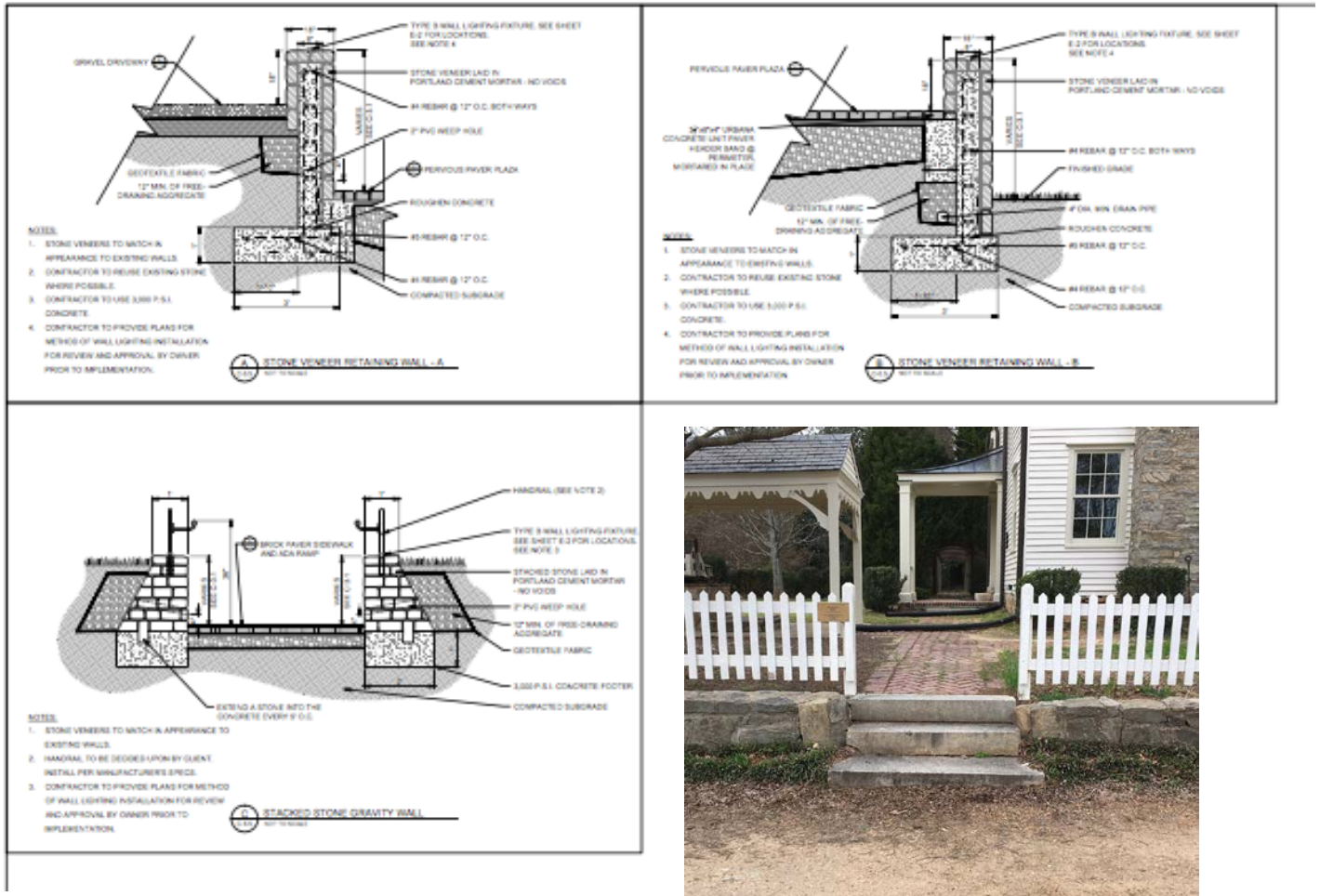




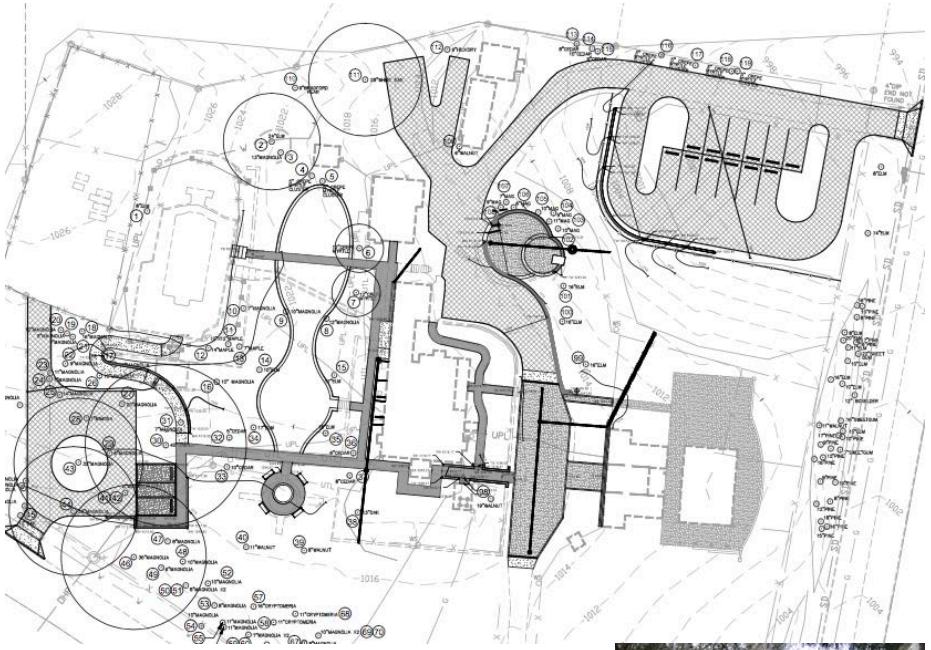
ADA Accessibility means a ramp to the house

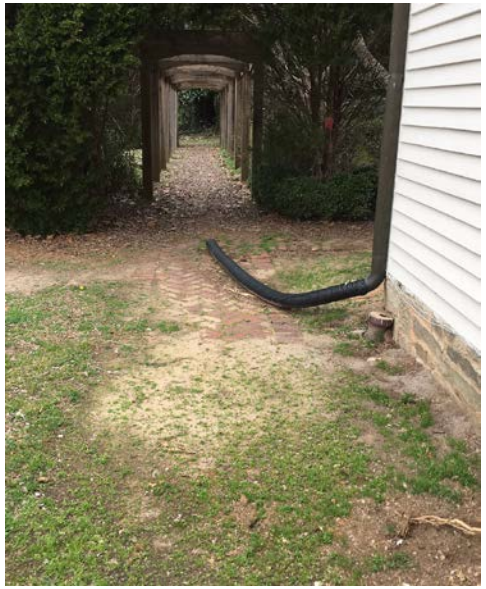


ADA Accessibility means a ramp to join elevation changes



ADA Accessibility means level walkways to join handicapped parking, structures and other property elements



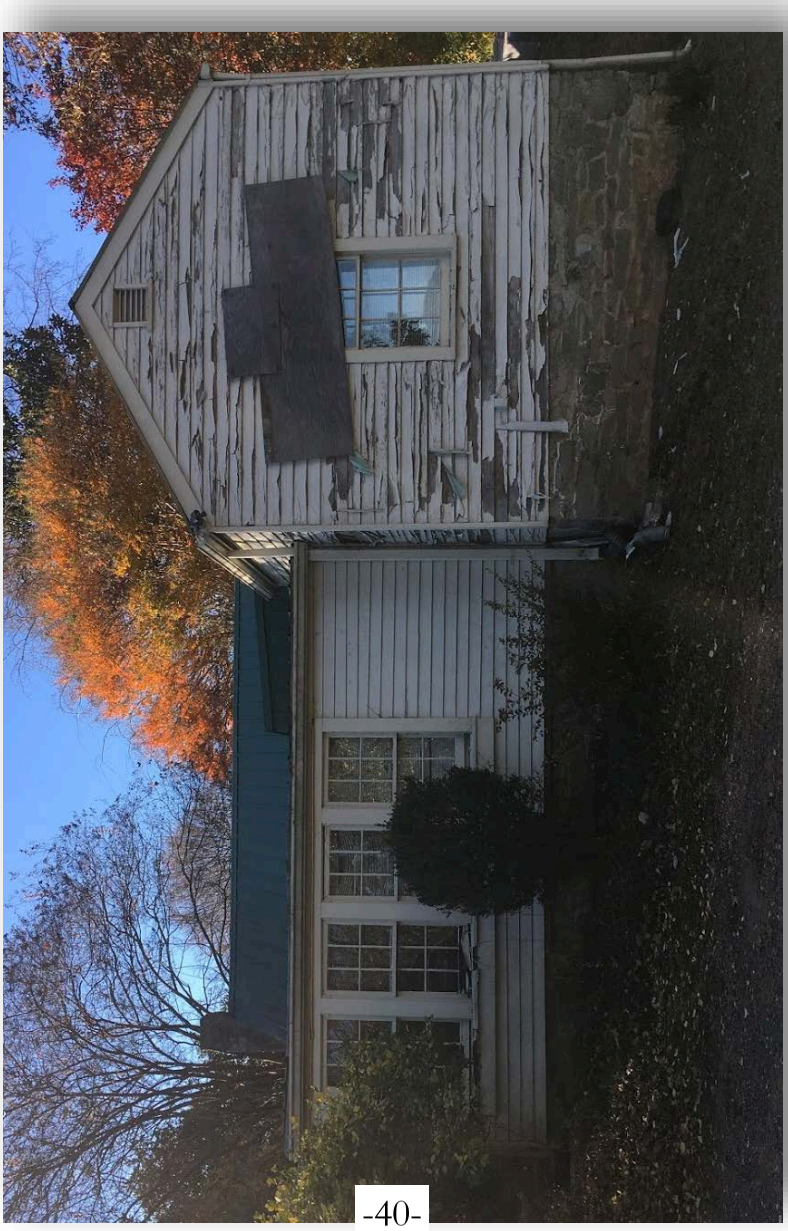


Donaldson-Bannister

Moving Forward

- Site Work & ADA Pathways: To Be Completed
- Gardens and Lighting: To Be Completed
- Main House Interiors: To Be Completed
- Get the Park Open!!
- Caretaker's Cottage: To Be Completed

#3.



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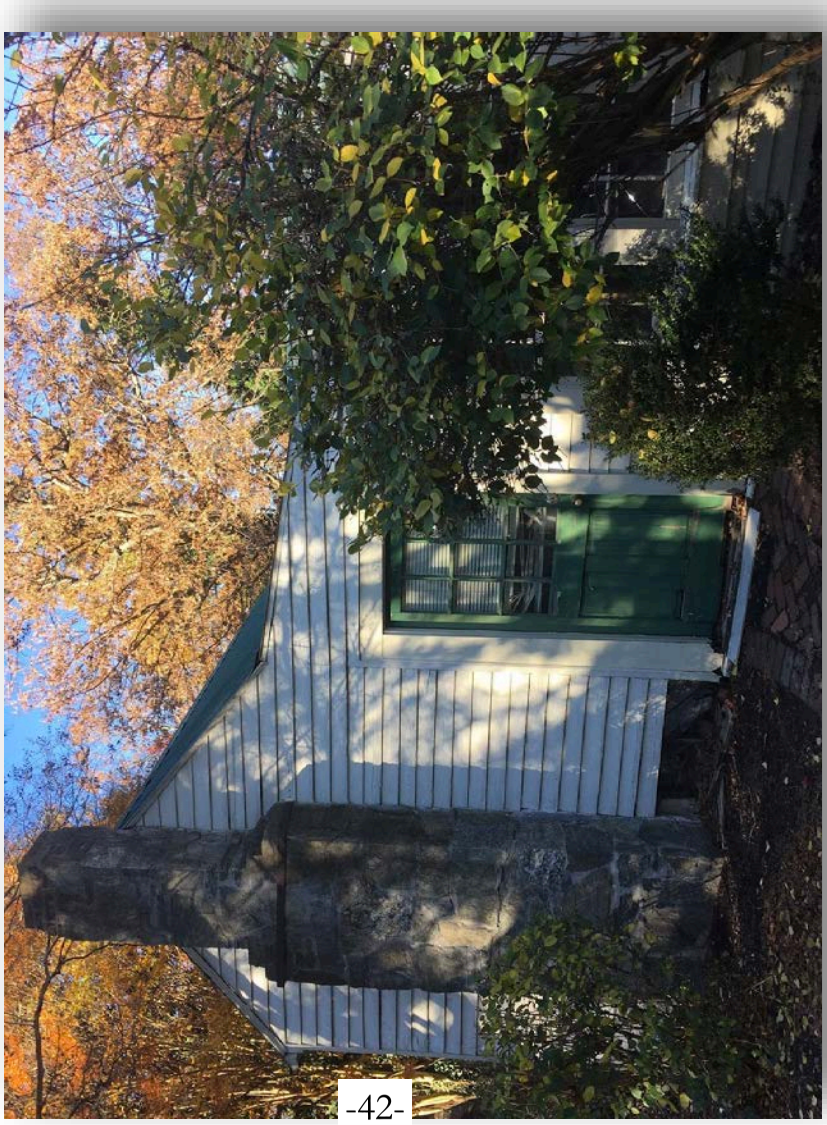


Caretaker's Cottage Funding Plan

- DPT is partnering with Berkshire Hathaway Home Services
- Fundraising underway
- Seeking large corporate sponsors
- May include many Dunwoody businesses

Facility Usage

- Public Park
- Educational Facility
- Meeting Place
- Historic Gardens
- Public & Private Events
- Summer Camps

Activities and Events
Donaldson Bannister Farm – 2017 and beyond

Special Use Public Park

- Centerpiece For The Community
- Ease Of Access To The Grounds
- Three Acres Within Which To Walk
- Historic Buildings
- Emotional Connection

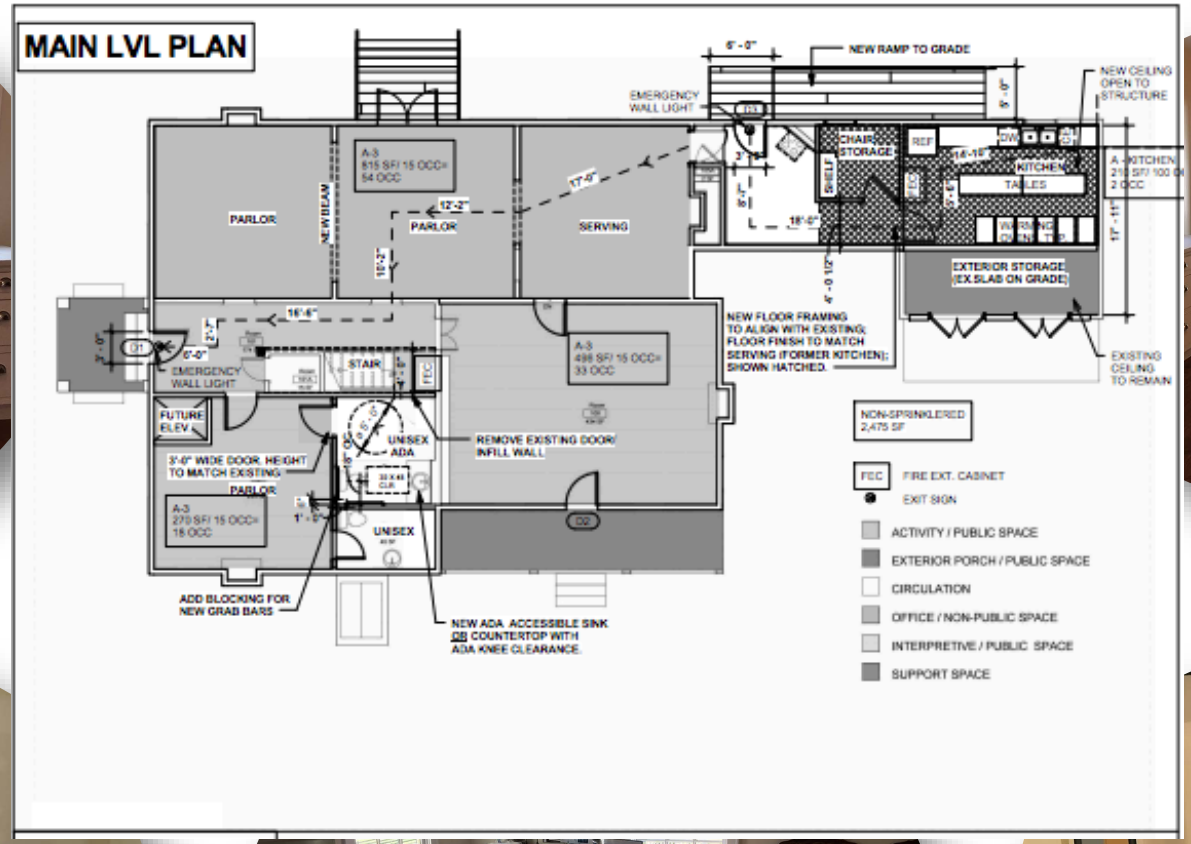
Picnics in the Front Meadow

Rocking Chairs on the Porch
of the Barn Addition

Stroll under the Trellis and
Enjoy the Soothing Sound of the Splashing Fountain
in the Background

Walk Through the Gardens
to Enjoy the Cool Shade in the Summer

Main House Function Areas



The Gardens and Walkways Will Be the Central Focal Area of the Property

Great Function Areas
In and Around the Barn

Education - Adults

- Historical Significance Of House And Property
- Monthly Programing In Cooperation With Historical Groups In Surrounding Areas
- Focus On Adult Community

Education - Youth

- Field Day Programs For Youth From Metro Schools
- Presentations At Schools

Other Programing

- Apple Cider Days
- Farm-to-Table dinners
- Backyard Barbecue
- Concerts-Music in the Meadow
  - classical music
  - local artists
  - childrens' concerts

Other Programing

- Wine Tasting
- Wine Classes
- Beer tasting/festival
- Yoga
- Farm Animal Day (say once a year)
- Seasonal
  - Visit with Santa
  - Easter Egg Hunt

Summer Camps

- Tremendous demand for summer camps for young people.

Dunwoody Preservation Trust appreciates the opportunity to work with the City of Dunwoody in preserving our historic properties and heritage. We are excited about our partnership with the City to make the Donaldson-Bannister Farm available for use by our community.

Thank You