

ANNUAL REPORT

Augusta College Echo Hall Association

No. 1, Fall 2018



Artist's rendering of Echo Hall, c. 1920, by Delilah Young; commissioned by Bill Baker, 2016, and donated to Augusta College Echo Hall Association.

About Augusta College Echo Hall Association

ORIGINS

Augusta College Echo Hall Association formed on 21 April, 2017, when approximately 50 Bracken County residents met at the Clooney Community Center in Augusta, to select a name for the organization, to review proposed meeting times and by-laws, and to elect Board officers.

MISSION STATEMENT

Augusta College Echo Hall Association is a public charity, registered as a 501 (c) (3) non-profit organization in the state of Kentucky. Having acquired Echo Hall and the land parcel upon which it stands, the Association will work to secure the building against further deterioration, renovate it for public and community use, and utilize the facility for educational, charitable and community purposes. The Association will also conduct programs and activities to educate and enhance public awareness of the history of Augusta College, the City of Augusta and adjacent rural areas, and contribute to the community's standing as a prime example of Kentucky's finest cultural heritage.

OUR WORK

By seeing historic buildings like Echo Hall, residents and visitors alike can witness the aesthetic and cultural history of Augusta. In an increasingly fast-paced and 'placeless' world the unique character of the Augusta community is a precious identity. This identity, itself a product of incremental development over time, can influence the direction of, and be an inspiration for future development through preservation of historic buildings, including Echo Hall. As such, it is critical to preserve Echo Hall as an essential element in the community's fabric. Historic building preservation is not opposition to change. It is a way to influence change so as to protect our community's identity. Historic preservation anchors us to our shared heritage while it moves us forward into the future. Historic preservation leads to significant economic impacts, even when it encompasses varied purposes and objectives. Ultimately, preservation results in the betterment of the community in almost every possible way. Our aim, then, is to provide for present and future generations of residents and visitors, a common link, a tangible touchstone of Augusta's unique character.

BOARD

Caroline Miller, President
Carol Williams, Vice President
Taylor Kelsch, Treasurer
Mary Ann Kearns, Secretary
David Laskey, Legal Council
Jacqueline McMurrin, Fundraising Director
Scott Miller, Building Director

P.O. Box 3, Augusta, KY 41002
www.saveechohall.com
Also on Facebook

[This Annual Report prepared, written and edited by *Carol Williams*, except where noted.]

PRESIDENT'S MESSAGE

The Augusta College Echo Hall Association (ACEHA) has delivered amazing achievements for the Augusta community in its first year. We raised more than \$50,000 in donations and grants, purchased Echo Hall, hired an architectural team to guide our demolition and reconstruction processes, completed interior demolition, removed fallen and structurally compromised portions of the building, salvaged bricks, issued a request for bids for masonry repairs, hosted educational events and tours, and held regular monthly meetings to keep the public aware and engaged in our mission. These achievements were made possible by the dedicated service of volunteers and the financial generosity of our members and the Hayswood Foundation.

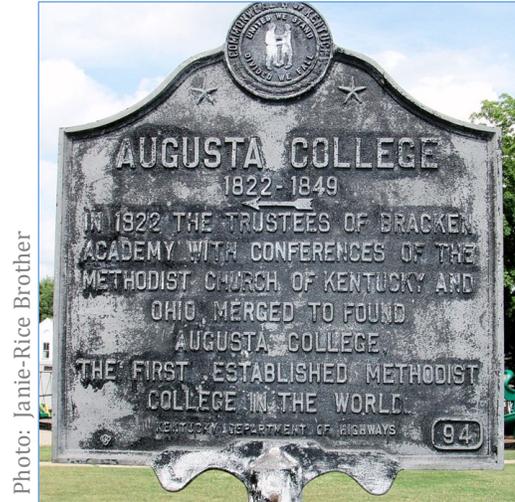


Photo: Jamie-Rice Brother

Our achievements prepare us for even greater success in our second year and position us to provide even more impact. Our future success will be defined by our passion, our abilities to set achievable and measurable goals, to problem-solve, and to maintain organizational integrity while focusing on our mission. In short, we have all the tools and skills necessary to save Echo Hall, and to therefor confer unto the residents and visitors of Augusta a much needed resource for social, cultural, and educational benefits now and in the future.

We look forward to the coming year and the many tasks ahead. Chief among these is the creation of a Master Plan – the vital road map for achieving our goals. The Master Plan will serve as the guide for future decision-making regarding a multitude of issues that we'll face after immediate stabilization of the building. These issues include: determining the building's purpose(s), interior layout and design, access, maintenance, and administration of public use of the building. The Master Plan process will be open and transparent.

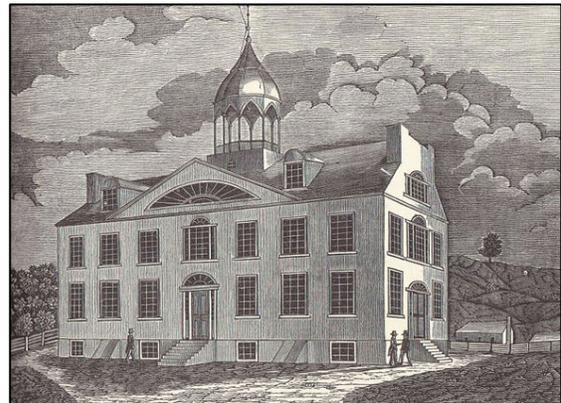
Our immediate task, however, is structural repairs to the building. The most urgent repairs are foundation stabilization, exterior brick repair, and roof replacement. These repairs will be completed by contractors. Now that we have saved Echo Hall from the bulldozer and are protecting it from further deterioration, I hope you will join us on the journey to ensure that Echo Hall stands for another 200 years!

There are many ways to get involved with ACEHA, whether it's creating and managing social media, creating visual media for ACEHA promotions, swinging a hammer, researching archives, or helping with fundraisers. Your talents are needed. We are in special need of a Membership Director who is also savvy with social media. If you are unable to participate as a volunteer, please consider a charitable donation to help make Echo Hall shine again!

~ Caroline Miller

ABOUT AUGUSTA COLLEGE

During its 1820 General Conference, the Methodist Episcopal Church called for the establishment of educational institutions throughout America, particularly in frontier areas. The Kentucky and Ohio Conferences answered this call by pooling their resources to co-sponsor the establishment of an institution of higher education in Augusta, Kentucky. On 7 December 1822, Augusta College received a charter from the Kentucky legislature. Construction ensued while the school offered a preparatory curriculum taught by a single faculty member.



By 1829, Augusta College hosted students from 11 states. In the same year, it conferred its first degrees. It was the first Methodist college in the U.S. to do so. Augusta College had an excellent reputation and many notable graduates, including Randolph S. Foster (President of Northwestern University, Ill.), Robert Wickliffe (Governor of Louisiana), William Preston (U.S. General), John G. Fee (noted abolitionist and co-founder of Berea College), and William S. Grosebeck (independent presidential candidate).

By the 1840s, Augusta College faced declining enrollment and severe financial difficulties due, in part, to issues of slavery and abolition. The student body held well-publicized debates on these topics and concluded that slavery should be abolished by government decree. The Kentucky Methodist Conference was displeased with the anti-slavery sentiments expressed by students and faculty, including then president, Joseph Tomlinson. It thus decided to transfer its financial support to Transylvania University in Lexington.

The Ohio Methodist Conference subsequently terminated its funding for Augusta College and sought to sponsor a college on their own soil. On 26 February 1849, the Kentucky legislature revoked Augusta College's charter. Eventually, the College's buildings and grounds reverted to the trustees of Bracken Academy (an early educational institution in Bracken County).

In lacking state sanction to issue degrees, Augusta College never regained its former status or reputation. On 29 January 1852, fire destroyed the main building. Of the College's original structures built prior to the Civil War, Echo Hall remains as the testament to the turbulent times faced by the Augusta community.

Augusta College Historical drawing from *Life of Henry Bidleman Bascom*, D.D., LL.D., by M. M. Henkle (Nashville, Tennessee, 1856); *The Transylvanian* (Lexington, Kentucky, June, 1910).

ABOUT ECHO HALL

Echo Hall was one of two Augusta College dormitories built c. 1830. It was originally called the "Eastern Boarding House" and was built directly across from the main college building on Frankfort Street. Echo Hall is an architectural curiosity. It is constructed of brick and composed of a two-story front-facing central gable with two flanking side-gable, single-story wings. This gives it a very long footprint. Each wing has a central hallway on a north-south axis. The North wing has four rooms, two on each side of its central hallway. The South wing has three rooms, two on one side and one on the other side of its central hallway. Originally, each room had its own fireplace.



Since brickmaking was one of the most localized industries in the 19th Century, it is almost certain that the bricks of Echo Hall were formed from local clays and fired locally as well. Some lintels of the building are constructed of stone while others are constructed of wood. In some instances, lintels are missing, or never existed where perhaps we might expect them to have been. Windows in Echo Hall show a variety of sash types and differing numbers of muntins from place to place in the building. Echo Hall was painted at some point in its history.

Following the closure of Augusta College, Echo Hall was adapted into a single-family home and was later divided into four apartments. Unfortunately, it suffered over the past 30 years – most notably during the 1997 Ohio River flood, after which it was subsequently abandoned. It was slated for demolition in early 2017 but as the bulldozer arrived local residents rallied behind this symbol of early higher education in Kentucky and saved it from destruction. Today, the Augusta College Echo Hall Association is working diligently to better understand the original construction of the building as well as its modifications over time, and to redevelop it into a public and community use facility.

FINANCIALS

(Contributed by *Taylor Kelsch*, Treasurer)

FUNDRAISING Activities & Events	Revenue	Expense	Total
T-Shirt sales	923	604	319
Ornament sales	245	0	245
June 22, 2017 show	1,510	125	1,385
July 22, 2017 show	1,240	120	1,120
Auction 2017	3,394	0	3,394
October dinner show	3,900	3,266	634
Brick sales, 2018	170	0	170
Barrel lid painting, 2018	5,840	4,050	1,790
Auction 2018	3,611	0	3,611
Total	20,833	8,165	12,668

GRANTS 2017-18

Hayswood Foundation (\$15,000)

Financial Report

April 2017-August 2018

	2018	2017
Income Statement	Jan-Aug	April-Dec
Revenue		
Gifts and Grants	31,508	51,544
Dues	200	580
Investment Income	0	0
Activity Revenue	9,999	9,684
Less Activity Expense	4,110	4,115
Net Income, Special Events	5,889	5,569
Total Revenue	37,597	57,693
Donations and Expense		
Gifts & Donations	0	0
Paymts to Contractors	8,060	1,909
Rent, Utilities & Maint	1,200	180
Printing, Postage & Publicity	137	226
Other	397	241
Total Expense	9,794	2,556
Net Income	27,804	55,137
Balance Sheet	August 31, 2018	Dec 31, 2017
Cash	37,941	10,137
Property	45,000	45,000
Total Assets	82,941	55,137
Accounts Payable	0	0
Total Liabilities	0	0
Net Worth	82,941	55,137
Cash Flow	1/1/18- 8/31/18	04/21/2017-12/31/17
Beginning Bank Balance	10,137	0
Deposits	41,707	61,812
Withdrawals	13,903	51,675
Ending Balance	37,941	10,137
Checks Outstanding	50	0
Balance per Bank	37,991	10,137
	31-Aug-18	Dec. 31, 2017

CONSTRUCTION PROGRESS

Contributed by David Laskey

October 9, 2017, Augusta College Echo Hall Association purchased Echo Hall. The 185 year-old building was filled with former tenants' trash and surrounded by weeds and debris. Major portions of it were collapsing. As soon as the Association had property insurance, the Board jumped immediately into action to cleanup the debris, cut down weeds and prepare for the demolition phase of building reconstruction. We used chain saws to cut down thick grape vines, weed trees and huge patches of poison ivy. Caroline Miller personally hired multiple young men on her own dime to cut the grass, do weeding, and remove trash. A mountain of trash was removed from inside. Eventually, we got ahead of the trash and weeds and began to see the "real" Echo Hall, but just barely. Oh my! There was a lot of paneling, carpeting, drywall, and plaster to be removed!

During our earliest Board meetings, we vigorously debated the pace and scope of work needed, and how to pay for it. We disagreed on much but we agreed the job ahead would require professional help! We had no illusions that we could do the job of Echo Hall reconstruction ourselves. We decided to consult with an architect early in the process, to provide us guidance and to advise us on what work had priority. After interviewing several candidates, we selected Joe Brashear, of Brashear and Bolton Architects, in Cincinnati. Joe and his team were selected for several reasons. Firstly, his pricing was reasonable (so far we have paid Joe the astronomical sum of \$800). Secondly, he understands our vision and

he has much experience in historic renovations. Thirdly, Joe has strong connections to Augusta and an indirect connection to Echo Hall; Joe owns a farm on Dover Rd., in Bracken County, and his grandfather is a graduate of Berea College.

Joe advised tearing off the old, deteriorating additions as soon as possible. He asked us to remove as much interior remodeling material as possible so the original structure could be seen. Otherwise, it would be impossible to see the "bones" of Echo Hall, or see what general condition the building was in.

Next, we hired Darryl Nickerson to do the exterior demolition, which he completed this past spring. The exterior demo was accomplished at the very reasonable cost of \$5,000. Darryl also did temporary roof repairs and other work to stop water from further damaging the building, again at a very reasonable cost.

Meanwhile, I took on the task of managing the interior demolition. Room by painstaking room, Echo Hall revealed its inner beauty and structure. Tay Kelsch and other Board members scrambled right along with me with brooms, shovels and crowbars to remove decades of remodeling materials added layer by layer to Echo Hall's basic brick frame over time. All of that material was hauled, a pickup-load at a time, to Mason County Landfill, or else put in cans and bags for a weekly Rumpke pickup. All of the interior demolition work was accomplished with donated time, respirators and dust masks,

and other materials at little cost to the Association.

All free things must come to an end, though. The weight of the plaster and lathe ceilings could not be hauled piecemeal to Maysville, nor disposed of efficiently via Rumpke. So we ordered dumpsters. Over the next several months, we filled three, 30-yard dumpsters with ceiling debris at a cost to the Association of just under \$2,000. There were 14 rooms, plus three hallways, worth of ceilings torn down and hauled away.

Many of you have seen the progress on Echo Hall. Some of you may have toured the first floor of the building during our open house in July. Since that time, we've nearly completed the demolition of the upstairs rooms. It's been a VERY a dirty job.

What have we gained from the demolition activity? The building has been cleared back to the original brick walls, and in some cases the original plaster walls. The remaining window frames and other trim have been exposed. The scope of damage and deterioration is visible. Removing exterior additions and shoring up the structure has reduced water infiltration. In all this, we prudently managed your donated money. Not a bad first year!

Where do we go from here? About a month ago, we paused for yet another consultation with Joe and his partner Robin Hahn, a structural engineer. We

asked "what needs to be done to stabilize the building?" and "what priority should we place on the jobs?" Joe and Robin recommended we fix the masonry first, and then repair the roof. Stability of the structure and permanently eliminating water infiltration have therefore become our focus.

We've interviewed and obtained bids for the masonry and structural work. We selected 3G Masonry, owned and operated by the Arthur family in Dover, Ky., at an estimated cost of \$54,000. We do not have this sum in the bank. Therefore, we'll have the work done in stages as we can afford it. We ask each of you to consider donations to help us get through this phase of work.

After the masonry, we'll continue on to roof replacement. This will involve repairing and/or replacing sheathing, joists, eaves, soffits, gutters, and related items, at a likely cost of \$40,000.

There are many small and medium sized projects that we can continue to work on as we fundraise, apply for grants and contract out larger jobs. Anyone who wishes to get involved should contact me, or any Board member, to volunteer. There's a lot to do! With your help, we will have a sound brick structure all the way to the foundation and a roof we can all be proud of by this time next year.

Thanks to all of you, we will SAVE ECHO HALL!

GIVING

MEMBERS & DONORS 2017-18

Anonymous
Augusta High School Class of 1970
Augusta Pub
Augusta Rotary Foundation
Baker, Mike and Patricia
Bay, Terry
Benevity
Boney, Carol
Borches, John and Glenda
Brothers, Barbara F.
Burns, Robert G.
Bush, H. Earl
Capehart, Sonja
Carr, Charles G. and Leesa A.
Clooney, Nick
Day, Perry
Denham, Mike Bank of Maysville
Denoma, Eva
Desimio, Christopher
Fatka, Jan
Felicity United Methodist Church
Fraser, Connie M.
Frederick, Leah
Gibson, John
Go Fund Me
Goecke, Joe
Grimes, Scott and Victoria
Hargett, Margie
Harris, Jennifer
Hayswood Foundation
Hedgecock, Jennifer
Hennessey, Clark
Holleran, Phyllis
Hopkins McMurrin, Jackie
Hopping, Cynthia
Kearns, Mary Ann
Kelsch, Laurie
Kelsch, Peggy
Kelsch, Taylor
Laskey, David and Beth
Lee Foundation
Lower, William
Lucas/O'Gorman
Lustik, Marilyn
McCane, Lisa
Miller, Caroline
Miller, Craig
Miller, Orloff
Miller, T. Scott
Mohrfield, Shirley
Morris, Cora
Morris, Jim
Northern Ky University
Plummer, Charles W.
Plummer-Bratton, Sally
Pollard, Gwen
Porter, Glenda
Roelofs, Dr. Lyle
Rose, John A.
Sauers, Leonard and Jennifer
Share, Inc., Lane Stephenson
Stamper, Sharon
Stephenson, Roberta
Sullivan, Ginni
Taheri, Elizabeth
Thomas, Rita
Thornbury, Ron
Thornbury, Phyllis
Tisue, Cynthia
Tongret, Rolland
Unknown
Wachter, Dorothy
Wallace, Mack
Wehling, Robert
Wehling Family Charitable Foundation
Wells, Don
Wenz, John Michael
Westerfield, Dinah Bird
White, H. Dean
White, John
Williams, Carol
Yingling, Jay

I want to be a friend of ACEHA...

Here is my tax-deductible gift to support Augusta College Echo Hall Association.

Please print

Name _____

Address _____

City _____ State _____ ZIP _____

Email _____ Phone (for text) _____

Enclosed is my annual membership dues

\$20

Plus my one-time gift for

\$125 \$75 \$50 \$25 \$10

Please make checks payable to: *Augusta College Echo Hall Association*

Clip or copy this coupon and return it with payment to:

Augusta College Echo Hall Association
P.O. Box 3, Augusta, KY 41002



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Augusta, Ky. 41002