



DADE COUNTY HISTORIC PRESERVATION COMMISSION REGULAR MEETING

Tuesday, September 18, 2018 at 2:00 p.m.

Board of Commissioner's Office ~ Suite 243
Dade County Government Administrative Building
71 Case Avenue
Trenton, Georgia 30752

MINUTES

This document is tentative, has not been ratified or approved by the Historic Preservation Commission, and is not binding on the county or any officer.

Scheduled date for ratification: October 9, 2018

CALL TO ORDER

Chairperson Donna Street called the meeting to order at 2:00 p.m.

ROLL CALL ~ COMMITTEE MEMBERS

Donna Street, Chairperson	PRESENT	County Representative
Audrey Clark, Vice Chair	PRESENT	City Representative
Rex Blevins	PRESENT	County Representative
Sarah Moore	PRESENT	County Representative
Cindy Richie	PRESENT	City Representative
Ted Rumley, County Executive	PRESENT	<i>Ex-officio member for Dade County</i>
Alex Case, Mayor of Trenton	ABSENT	<i>Ex-officio member for City of Trenton</i>

Chairperson Donna Street announced a quorum of Commission members present, and therefore a legal meeting was called to order and in session.

COUNTY STAFF

Don Townsend, Clerk to the Board of Commissioners **PRESENT**

READING OF MINUTES

Chairperson Donna Street announced the reading of the minutes from the last meeting of the Joint Trenton-Dade County Historic Preservation Commission (HPC) would not be necessary since all commissioners' were provided an electronic copy of the minutes prior to today's meeting. The Chair called for any corrections to the minutes, hearing none she entertained a motion to accept the minutes as presented by Mr. Don Townsend, Secretary of the HPC. Commissioner Sarah Moore moved to approve the minutes as presented, and Mr. Rex Blevins seconded the motion on the floor. The Chair called for approval of the minutes by polling each Commissioner whereas the board unanimously agreed to add the minutes being considered whereas the vote was recorded:

Motion made by: Mrs. Sarah Moore
Seconded by: Mr. Rex Blevins
Those voting in favor: 5 – Blevins, Clark, Moore, Richie, Street
Those opposed: 0 – N/A
Decision: Passed by unanimous vote

APPEARANCES

Mr. Townsend announced he had failed to schedule Mr. William Back, Executive Director of Economic Development for Dade County, Georgia to speak to the HPC regarding private partnerships and grant opportunities. Mr. Back had a previous engagement in Chattanooga and could not attend today's meeting. Mr. Townsend noted he would request Mr. Back to attend the October 9, 2018 regular meeting of the HPC.

UNFINISHED BUSINESS

Chairperson Donna Street called on Mr. Townsend to provide a brief review of the project status report of the Historic Courthouse project. A lengthy discussion ensued regarding the status of various aspects of the project. Members of the board agreed to contact Mr. H.A. McKaig to determine if he would assist in determining a scope of work for designing electrical plans on the entire building. Mrs. Audrey Clark suggested this task be completed by Wednesday, September 26, 2018. Mr. Ted Rumley and Mr. Allan Bradford offered to reach out to Mr. McKaig regarding this design work. No other discussion or official action was taken.

Chairperson Street provided a brief overview of the continued capital fund raising campaign. No official action was taken.

Mr. Townsend discussed the need to rethink our position on request for grant funds from the Tourism Product Development (TPD) grant. He noted we've been thinking about tourism, as they relate to promoting tourism in Dade County, as if the historic courthouse was already completed and active. He suggested tapping these grants for other benefits such as signage, enhancing the beauty of our interstate exits to encourage travelers to get off and visit Trenton. Also, to begin thinking of natural draws to our area e.g. Cloudland Canyon State Park, Hang gliding, Caving, any other "Trail" type ideas that will draw visitors to Dade County.

Mr. Townsend noted the next TPD was due December 13, 2018 for consideration of a \$5,000 grant and the next deadline would be June 27, 2019 for consideration of a \$10,000. He proceeded to provide each member of the HPC various handouts regarding grants, Tourism and the Strategic Plan of the Georgia Council for the Arts.

Chairperson Street also mentioned the Georgia Power ~ Southern Company grant, but noted we still needed to get “our house in order regarding the Historical Society” before attempting again. She also mentioned the USDA grant for HVAC replacement in the old courthouse. No official action was taken.

The reason we did not have a meeting during the month of August was due to this entire board traveling to mandatory training. Each member reflected on different aspects of the training event. Some highlights noted from the training that may be implemented in Dade County were:

- Architectural survey for our county’s future – the need for a grant to map our entire county for historical places, people and artifacts.
- Host a public hearing/general meeting for the public to identify historic preservation of our community i.e.
 - Tax freeze opportunities
 - Historic preservations tax exemptions allowed
 - 1772 Foundation.org grant opportunities
 - Development of historic trails (further develop tourism)

Mrs. Audrey Clark recommended asking Ms. Sarah Rogers with Georgia Department of Natural Resources – Historic Preservation Division to come to Dade County and meet with this board. Mrs. Clark suggested Wednesday, November 14, 2018 at 2:00 p.m. to hold the meeting here inside the Administrative Building Commissioners’ Meeting Room. The commission agreed and requested Mrs. Clark to proceed with the invitation of Ms. Rogers.

NEW BUSINESS

Chairperson Donna Street called on Mr. Townsend to discuss the next agenda item. Mr. Townsend requested each member of the HPC to complete a contact sheet, IRS form W-9, and an Immigration E-verify certification form in order to receive travel reimbursements from the County. This is standard procedures for setting up new vendors to pay public funds to members for such things as travel reimbursements to and from training meetings and Historic Preservation Division conferences.

Commissioner Rex Blevins discussed the increased flow of traffic on our local interstates and state highways as a result of the new Inland Port at Crandall, Georgia. He thought there may be some undiscovered opportunities for tourism, etc. regarding these new visitors to our community as a result of the increased traffic flows. No official action was taken.

The Regional Visitors Information Center (commonly referred to as “RVIC”) receives state funding and is currently located inside the old Train Depot building alongside the Dade County Chamber of Commerce. As of recent days there’s been discussion of moving the RVIC to the Library or somewhere near the Courthouse Square. It has been the thought all along that the Chamber’s office and RVIC would be residents of the newly restored historic courthouse building upon completion. No official action was taken at the present time.

Chairperson Donna Street reported the 2019 Historical Society annual calendar will be ready for purchase in mid-November 2019. The proceeds will be used to benefit the Historical Society's future home inside the old courthouse building. No official action was taken.

The Chair also announced she would alert this board as to when the official ceremony to recognize Covenant College as a National Historical Place will be held on their campus. Ms. Street also stated she would forward to each member the notification of proposed nomination of property to the National Register of Historic Places submitted by the Georgia Department of Natural Resources – Historic Preservation Division dated June 21, 2018. She noted this was a great document to reference the deep history of this grand old building atop Lookout Mountain. No official was taken. This document is herein attached and made part of the official minutes.

Chairperson Street called for any new business. Hearing no further business to discuss, the Chair announced the next scheduled meeting of the Trenton – Dade County Historic Preservation Commission would take place on Tuesday, October 9, 2018 at 2:00 p.m. here inside the Commissioners Meeting Room.

ADJOURNMENT

Motion made by: Mrs. Sarah Moore
Seconded by: Mr. Rex Blevins
Those voting in favor: 5 – Blevins, Clark, Moore, Richie, Street
Those opposed: 0 – N/A
Decision: Passed by unanimous vote

There being no further business the meeting adjourned at 4:00 p.m.

Respectfully submitted as recorded,

Don Townsend, Clerk to the Commission

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

June 21, 2018

NOTIFICATION OF PROPOSED NOMINATION OF PROPERTY
TO THE NATIONAL REGISTER OF HISTORIC PLACES

Purpose of Notification

The Historic Preservation Division of the Georgia Department of Natural Resources is pleased to inform you that property in which you have an interest is proposed for nomination to the National Register of Historic Places. Nomination of this property to the National Register will be considered by the Georgia National Register Review Board at its next meeting. The meeting will be held at Panola Mountain State Park, 2610 Georgia Highway 155, Stockbridge, at 10.00 a.m. on August 24, 2018. The agenda will be made available online at www.georgiashpo.org. Your comments on this proposed National Register nomination are invited prior to the Review Board meeting.

Next scheduled Review Board meeting: August 24, 2018

Comments must be made by: August 22, 2018

Comments or questions about this proposed National Register nomination should be directed to:

Dr. David Crass
Division Director and Deputy State Historic Preservation Officer
DNR Historic Preservation Division
Jewett Center for Historic Preservation
2610 GA Hwy 155, SW
Stockbridge, GA 30281

The National Register of Historic Places

The National Register of Historic Places is the Federal government's official list of historic buildings, structures, sites, objects, and districts worthy of preservation. A "National Register Fact Sheet" explaining the National Register program and a copy of the criteria under which properties are evaluated for inclusion in the National Register are enclosed for your information.

Listing in the National Register results in the following for historic properties:

Recognition: National Register listing provides recognition of a property's architectural and historical significance. It confirms that a property is worthy of preservation.

Planning Consideration: National Register listing identifies significant properties for a wide range of planning purposes. Section 106 of the National Historic Preservation Act requires Federal agencies to consider the effects of their undertakings on historic properties (properties listed in or eligible for listing in the National Register of Historic Places) and to allow the Advisory Council on Historic Preservation the opportunity to comment with regard to such undertakings. However, this Federal review and comment process is advisory. Each Federal agency, after taking into account the effects to historic properties, makes its own final decisions about an undertaking. For further information, please refer to 36 CFR 800.

Eligibility for Federal Tax Benefits: If a property is listed in the National Register or contributes to the significance of a historic district listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax of 1981, and the Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential building. The former 15 percent and 20 percent investment tax credits (ITCs) for rehabilitation of older non-historic commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests (easements) in historically important land areas or structures. Whether these provisions

are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because the tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67.

Eligibility for Grant Assistance: Owners of properties listed in the National Register are eligible for Federal and State grant assistance for preservation purposes, when such funds are available. Generally, these grants may be used for survey, planning, acquisition, and development activities.

Coal Mining Considerations: If property listed in the National Register contains coal resources, provisions of the Surface Mining and Control Act of 1977 require that historic values be considered in decisions to issue surface coal mining permits. Surface coal mining is undertaken in Georgia only in Dade, Walker, and Chattooga counties; therefore, the Surface Mining and Control Act is applicable only to properties in those three counties. For further information, please refer to 30 CFR 700 et seq.

Technical Assistance: The Historic Preservation Division offers technical preservation assistance to owners of properties listed in the National Register. This assistance includes identifying significant features of a property, suggesting or reviewing appropriate preservation techniques, identifying funding sources, and providing preservation information.

Entry in the National Register does not place any obligations or legal restrictions on the use or disposition of private property. National Register designation is not the same as historic district zoning or local landmark designation. National Register listing does not encourage public access to property or lead to public acquisition of property.

Property Owner Concurrence

Owners of private properties nominated to the National Register of Historic Places have an opportunity to concur in or object to listing, in accord with the National Historic Preservation Act and Federal regulations 36 CFR Part 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of private property, as appropriate, and objects to the listing. For a single privately owned property with one owner, the property will not be listed if the owner objects. In nominations with multiple ownership of a single property, the property will not be listed if a majority of the owners object. In the case of historic district nominations, a district will not be listed if a majority of property owners within the proposed district objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property or how many properties that party owns. If the property or district cannot be listed because the owner or a majority of owners objects prior to the submission of a nomination by the State, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for inclusion in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection should be submitted to Dr. David Crass, Historic Preservation Division Director and Deputy State Historic Preservation Officer, at the address given on page one of this notice, before the Georgia National Register Review Board reviews this nomination (see page one of this notice for the date of the Review Board meeting).

Comments

Local governments, public agencies, historical societies, preservation organizations, civic clubs, and other interested parties as well as property owners are welcome to comment on this proposed National Register nomination. Comments regarding the significance and eligibility of the property or district for the National Register will be considered by the Georgia National Register Review Board as well as the State Historic Preservation Officer. To insure consideration, comments should be made before the Georgia National Register Review Board reviews this nomination (see page one of this notice for the date of the Review Board meeting and for the address to which comments should be sent).

RSVP

Please contact Olivia Head at 770-389-7842 or olivia.head@dnr.ga.gov to RSVP if you plan to attend the meeting, or if you have any questions concerning the meeting.

NATIONAL REGISTER OF HISTORIC PLACES

CRITERIA FOR EVALUATION

The quality of **significance** in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years **shall not be eligible** for the National Register. However, such properties **will qualify** if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

The National Register Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60* and in the National Park Service's *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

National Register of Historic Places

The National Register is our country's official list of historic buildings, structures, sites, objects, and districts worthy of preservation. The Historic Preservation Division (HPD) nominates eligible properties in Georgia to the National Register. More than 80,000 historic properties in Georgia are listed in the National Register. The National Register is maintained by the U.S. Department of the Interior.

HPD invites nomination proposals from property owners, historical societies, preservation organizations, civic and business associations, governmental agencies, and others. Proposed nominations are reviewed by HPD and the Georgia National Register Review Board. Approved nominations are submitted by HPD to the U.S. Department of the Interior in Washington, D.C. for final review and listing in the National Register.

National Register-eligible properties must meet the National Register Criteria for Evaluation. These criteria require that a property be old enough to be considered historic (generally at least 50 years old). Moved and reconstructed buildings are generally not eligible for National Register listing.

In addition, the property must:

- ◆ Be associated with events, activities, or developments that were important in the past; or
- ◆ Be associated with the lives of people who were important in the past; or
- ◆ Be significant in the areas of architectural history, landscape history, or engineering; or
- ◆ Have the potential to yield information about our past through archaeological investigation.

The National Register DOES:

- Identify significant historic properties according to the National Register Criteria.
- Encourage the preservation of historic properties by documenting their significance.
- Provide information about historic resources for planning purposes.
- Facilitate the review of federally funded, licensed, or permitted projects to determine their effects on historic properties.
- Assist state government agencies in determining whether their projects will affect historic properties.
- Make owners of historic properties eligible to apply for federal grants for historic preservation projects.
- Provide federal/state tax benefits to owners of historic properties upon rehabilitation, according to preservation standards.
- Insure that listed properties are considered in decisions to issue surface mining permits.
- Allow consideration of fire and life safety code compliance alternatives.

The National Register DOES NOT:

- Provide a marker or plaque for registered properties (property owners may obtain markers of plaques at their own expense).
- Restrict the rights of private property owners or require that properties be maintained repaired or restored.
- Automatically invoke local historic district zoning or local landmark designation.
- Stop federally assisted government projects.
- Stop state assisted development projects.
- Guarantee that grant funds will be available for all properties or projects.
- Require property owners to follow preservation standards when working on their properties, unless they wish to qualify for tax benefits.
- Automatically stop the permitting of surface mining activities.
- Mandate that special consideration be given to compliance with life safety and fire codes.
- List individual properties if the owner objects, or districts if the majority of property owners object.

For more information, visit georgiashpo.org, or contact Christy Atkins, National Register Historian at 770-389-7838 or christy.atkins@dnr.ga.gov.

Jewett Center for Historic Preservation
2610 GA HWY 155 SW | Stockbridge, Ga. 30281
770.389.7844 | Fax: 770.389.7878 | www.georgiashpo.org

SUMMARY OF PROPOSED NATIONAL REGISTER/GEORGIA REGISTER NOMINATION

1. Name: Lookout Mountain Hotel

2. Location: 14049 Scenic Highway; Lookout Mountain, Dade County, Georgia

3a. Description: Lookout Mountain Hotel, built in 1927 and nicknamed the "Castle in the Clouds," is a grand resort hotel building perched atop the western brow of Lookout Mountain in northwest Georgia, just south of Chattanooga, Tennessee. The five-story hotel is composed of a rectangular central mass with wings extending to the north, west, and south. The north wing extends at a slight angle to the east, and a ten-story tower is located where this wing and the main mass intersect. The hotel has a cast-in-place, reinforced concrete frame with exterior walls clad in a rough textured stucco. The complex hip and gable roofs feature original and replacement Ludowici red terracotta tile. Windows throughout are paired, and during the recent rehabilitation, non-historic windows were replaced with replicas based on detailed historic drawings of originals. The hotel's striking tower has chamfered corners, a crenellated balcony, and a smaller crenellated upper-tower featuring a 16-foot copper lantern. During a 1980s renovation, the lantern and tower crenellations were removed and much of the building was clad in an exterior insulation and finish system (EIFS). With the recent rehabilitation, the EIFS and modern alterations were removed and the crenellation and lantern were re-constructed from original drawings. Other original details include scallop texturing, scored stucco, parapeted gables, simulated half-timbering, natural stone randomly embedded in the stucco, and simulated solid rubble masonry. Elevated covered porches are found at the ends of the north and south wings, and the main entrance on the east elevation is marked by a porte-cochere and a wide loggia. From the loggia, four sets of double doors (three of which are now fixed-in-place) lead to the lobby and great hall, which retain historic features including stone fireplaces; heavy rusticated woodwork, such as boxed beams, brackets, and half-timbering; plaster walls and ceilings; and two altered reception desks. Wings and upper floors have double-loaded corridors, originally used as hotel rooms and now serving as college dorm rooms and offices. A swimming pool is located at the northwest corner, but it has been substantially altered making it, as well as a non-historic pool house, noncontributing resources. "The Overlook," a contributing structure, is a two-level, circular stone terrace providing access to eastern views and was constructed directly across the main lawn from the hotel.

3b. Period of Significance: 1927- 1960

3c. Acreage: Approximately 3 acres

3d. Boundary Explanation: The proposed boundary includes remaining historic features of the Lookout Mountain Hotel property – the hotel, swimming pool, overlook, and lawn

4a. National Register Criteria: A and C

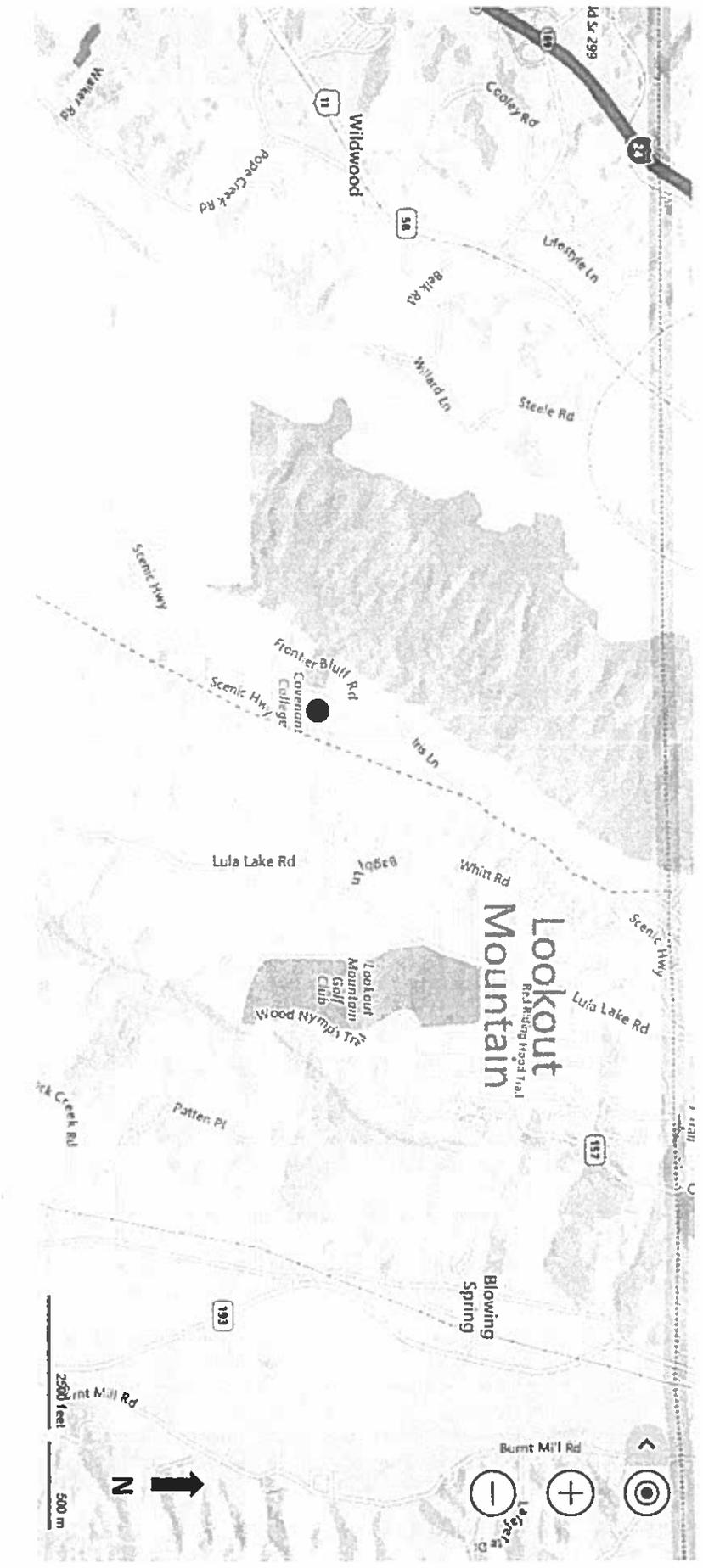
4b. National Register Areas of Significance: Entertainment/Recreation and Architecture

4c. Statement of Significance: Lookout Mountain Hotel is significant in the area of architecture as a representative example of the Tudor Revival style and the work of architect Reuben Harrison (R. H.) Hunt. Tudor Revival was a romanticized early-20th century architectural style and often features parapeted gables; ornamental false, half-timbering; stucco or masonry-veneered walls; and crenellated towers. At the hotel, the style is also reflected in the interior spaces with details such as oversized stone fireplaces, plaster coat-of-arms ornamentation, and rusticated woodwork seen in box beams, brackets, modillions, and half-timbering. R. H. Hunt, a prolific Georgia-born architect, based his practice in Chattanooga, Tennessee and reportedly designed between 400 and 500 buildings during his career. He was recognized as an outstanding craftsman in his field, and a 1980 thematic National Register nomination, notes his focus on public buildings and utilization of popular architectural styles of the time. Among many others, he is credited with design of the Tivoli Theatre, Carnegie Library, and Hamilton County Courthouse in Chattanooga, TN, and the Baptist Tabernacle (now a music venue) in Atlanta. The hotel is also significant in the area of entertainment/recreation, as the mountain experienced a boom in tourism in the 1920s and the hotel, along with other attractions, such as Fairyland Inn (1925), Rock City Gardens (1932), and Ruby Falls (1930) were built to support tourism, drawing visitors from great distances. The tourism boom was primarily due to the mountain's proximity to the Dixie Highway and the 1927 paving of the mountain's roads. This new wave of tourism also brought changes to hotel design, such as larger buildings and more amenities; Lookout Mountain Hotel offered a swimming pool, tennis courts, a miniature golf course, croquet courts, horseback riding, and "dancing under the stars," weekly dances held at The Overlook, hosted by nationally-recognized band leaders supplemented with hired dance stars. Earlier hotels were designed to focus attention on the natural surroundings and offered guests privacy and solitude, rather than entertainment and social functions of the early 20th century hotels. This trend, of bringing amenities commonly associated with urban life to the country is noted in David Stradling's *Making Mountains* for creating "an urban atmosphere in the mountains ... [that] did not center on the consumption of nature, let alone wilderness." Lookout Mountain Hotel, though certainly capitalizing on the natural setting, focused much of their promotion on the 'scene' rather than the scenery. Period newspaper headlines frequently indicated the importance of society and socializing at the hotel.

4d. Suggested Level of Significance: Lookout Mountain Hotel is being nominated at the local level of significance as a good example of the Tudor Revival style by significant local architect R. H. Hunt in Dade County and as a representation of amenities developed to support the 1920s auto-tourism boom in the area and the trend of grand resort getaways for the wealthy.

4e. National Register Status: Lookout Mountain Hotel received final certification from the Historic Preservation Division for the state property tax abatement and state tax credit programs on November 21, 2017 and final certification from the National Park Service for the federal tax credit program on May 7, 2018.

5. Sponsor: The nomination is sponsored by Covenant College, the property owners. Nomination materials were prepared by consultants, Lord Aeck Sargent.



Lookout Mountain Hotel
14049 Scenic Highway
Lookout Mountain, Dade County

Source: Bing Maps, 2018