



# TRENTON-DADE

HISTORIC PRESERVATION COMMISSION

## REGULAR MEETING

**Tuesday, June 11, 2019 at 2:00 p.m.**

Commissioners' Public Meeting Room  
Dade County Government Administrative Building  
71 Case Avenue, Room 259  
Trenton, Georgia 30752

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## MINUTES

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This document is tentative until ratified and approved by the Historic Preservation Commission; and therefore shall not be binding on the county or any officer.

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Scheduled date for ratification: July 9, 2019

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### **CALL TO ORDER**

Chairperson Donna Street called the meeting to order at 2:07 p.m.

### **ROLL CALL ~ COMMISSION MEMBERS**

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|---------------------------|----------------|-----------------------|
| Donna Street, Chairperson | <b>PRESENT</b> | County Representative |
| Audrey Clark, Vice Chair  | <b>PRESENT</b> | City Representative   |
| Rex Blevins               | <b>PRESENT</b> | County Representative |
| Sarah Moore               | <b>PRESENT</b> | County Representative |
| Cindy Richie              | <b>PRESENT</b> | City Representative   |

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

### **EX OFFICIO MEMBERS IN ATTENDANCE**

|                              |                |  |
|------------------------------|----------------|--|
| Ted Rumley, County Executive | <b>PRESENT</b> | <i>Ex-officio member for Dade County</i>     |
| Alex Case, Mayor of Trenton  | <b>ABSENT</b>  | <i>Ex-officio member for City of Trenton</i> |

### **COUNTY STAFF IN ATTENDANCE**

|  |                |
|--|----------------|
| Don Townsend, Clerk to the Board of Commissioners        | <b>PRESENT</b> |
| William Back, Executive Director of Economic Development | <b>PRESENT</b> |

## **APPROVAL OF AGENDA**

Chairperson Donna Street recommended adding item 6e. approval of the proposed COA form to the agenda. Chairperson Street called for any other changes to the agenda, hearing no other changes the Chair called for a motion to approve the agenda as amended. Commissioner Rex Blevins moved to approve the agenda, and Commissioner Audrey Clark seconded the motion on the floor. The Chair called for approval of the agenda as amended by polling each Commissioner whereas the board unanimously approved the agenda as amended:

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

## **READING OF MINUTES**

Chairperson Donna Street announced the reading of the minutes from the previous regular meeting of the Trenton-Dade County Historic Preservation Commission (HPC) held on May 14, 2019 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, Recording Secretary of the HPC. Commissioner Rex Blevins moved to approve the minutes as presented, and Commissioner Audrey Clark seconded the motion on the floor. The Chair called for approval of the minutes by polling each Commissioner whereas the board unanimously approved the minutes as recorded:

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

## **CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

There were no applications presented or decisions pending at today's meeting.

## **UNFINISHED BUSINESS**

Chairperson Donna Street called upon each Commissioner to begin thinking about our 20/20 Vision for Historic Preservation in Dade County, and our opportunity to suggest recommendations to the Dade County Board of Commissioners for the upcoming special purpose local option sales tax (SPLOST) referendum that may occur on March 24, 2020 in conjunction with the Georgia Presidential Preference Primary. The HPC collectively provided a list that included historical markers, signage, card racks, and fixtures, furniture and audio visual equipment for the old courthouse upon its restoration. No official action was required or taken.

Chairperson Street reviewed an email sent by Mr. Bruce Case who was hired by Dade County to prepare architectural and engineering design plans on the old courthouse structure. In an email from Mr. Case he reported that he had spoken to the State Fire Marshall's inspector about the courthouse, he (*the "inspector"*) feels since we are not changing the original use of the building, we have no requirements to upgrade the building to current building code. This will let us keep the existing open stair between top floor and main floor as the only stair, and there will be no requirement for limiting the capacity in the old courtroom. Mr. Case went onto request any original photographs of the old courthouse that displayed the doors. He needed these visual aids to assist in replicating the original entry doors to the main floor level. Mr. Case further stated he hoped to have all of the architectural drawings and engineering design plans back to the County by mid-July. (*Special note: Bruce's father-in-law died during this timeline, so the County has agreed to push this date forward if he needed additional time to complete the design work.*) No official action was required or taken.

Chairperson Street announced a meeting with Mr. Bruce Case to further explore the damages and required rehabilitation efforts to the roof and roof substructure located in the attic of the old courthouse building. The proposed meeting will take place a week or so prior to the grant (Georgia Heritage Grant) application deadline of July 1, 2019. Chairperson Street assigned a committee to meet with Mr. Case and work on the grant. Those members of the sub-committee shall be Mr. Ted Rumley, Mr. Don Townsend, Mr. William Back, and herself as Chair. She requested Mr. Townsend to announce to the committee when and where the meeting would take place. No official action was required or taken.

Chairperson Street called upon Mr. Ted Rumley to make a report regarding the exterior wall repairs. He noted the north, west and south sides of courthouse walls have been corrected. No out of pocket expenses were suffered by the County, since the individual's insurance paid to restore the brick exterior wall. No official action was required or taken.

Chairperson Street reported on the capital fund raising projects by calling on Mr. Townsend who reported fifteen (15) windows still remain available for purchase. No official action was required or taken.

Chairperson Street announced we would begin working on the 2020 Calendar fund raising event around September 1, 2019. No official action was required or taken.

Chairperson Street welcomed Ms. Carey Fauscett-Anderson as the new Dade County Deputy Clerk who is now responsible for Public Relations & Information. The HPC members introduced themselves to her, whereas Ms. Anderson stated she looked forward to working together to assist in educating our general population about upcoming events and the importance of Historic Preservation in the City of Trenton and Dade County, Georgia. No official action was required or taken.

Chairperson Street recommended the creation of an agenda for public informational meetings to discuss Historic Preservation initiatives in order to better educate our local community, and hopefully build common goals among our citizens relating to historic preservation. Ms. Street commented she liked Commissioner Cindy Richie idea to title the event: "Your Future, Our

Past". Following discussion the members derived the following goals to address through these educational sessions:

- Preservation of old photographs
- Centennial Farm designations (how to apply)
- Produce a PowerPoint presentation regarding the benefits of historic preservation
- Show timeline of old courthouse preservation and rehabilitation efforts
- Provide food / snacks to draw public participation

Ms. Carey Anderson agreed to work with the HPC to further develop this meeting or series of meetings beginning this September – November 2019. No official action was required or taken.

Chairperson Street called on Mr. Don Townsend to report on our Certified Local Government (CLG) grant application to conduct an archeological survey of Trenton. Mr. Townsend stated he has not heard any news as of today on the decision from the State's Historic Preservation Division (HPD). He did believe we would know something on or before June 30, 2019 since the Georgia Heritage Grant application is due July 1<sup>st</sup>. No official action was required or taken.

Chairperson Street reviewed the other grant opportunities listed on the agenda. Ms. Street emphasized the deadline for the upcoming Georgia Heritage Grant application was July 1, 2019 and we do qualify to submit either application type ('Development' and 'Predevelopment') grants. The commissioners agreed to begin working on the development grant since it was more of a bricks and mortar grant immediately to assist with Phase One of the restoration design plans on the old courthouse being created by Mr. Bruce Case. A portion of the funding for this grant is from the National Park Service (NPS) Historic Revitalization Sub-grant Program (HRSP). Remaining funding for the grant originates from the State's sale of the Historic Preservation license plates. These competitive grant awards must be matched at a 40% (cash) local ratio.

Furthermore, the Chair stated as a result of Mr. Case's discovery of a large amount of rotten wood in the attic regarding the frame and beams supporting the roof system, and his urgency for the County to act quickly to address these issues with replacement wooden beams, it is my recommendation this proposed development grant be used to address this specific need. Ms. Street noted will not know the exact amount of the costs involved in rehabilitating the roof substructure until our committee meets with Mr. Bruce Case next week, but hopefully by then time will allow us to meet the grant's application deadline. Commissioner Sarah Moore moved to request the Dade County Board of Commissioners authorize an application for the 2020 Georgia Heritage Development Grant to match the final need to rehabilitate the roof system at a 40% cash match. Commissioner Audrey Clark seconded the motion on the floor. The Chair called for approval of motion on the floor by polling each Commissioner whereas the board unanimously approved the request directed to the Dade County Board of Commissioners authorizing an application for the 2020 Georgia Heritage Development Grant to match the final need to rehabilitate the roof system (substructure) at a 40% cash match (maximum of \$40,000):

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

Chairperson Street called upon Mr. William Back to discuss additional edits made to the proposed Certificate of Appropriateness (COA) application following recommendations received from each Commissioner's input since the last meeting. Chairperson Street recommended adoption of the form as amended. Commissioner Sarah Moore moved to adopt the Certificate of Appropriateness (COA) application form as amended. Commissioner Audrey Clark seconded the motion on the floor. The Chair called for approval of the COA form by polling each Commissioner whereas the board unanimously approved the form as amended:

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

### **NEW BUSINESS**

Chairperson Street called upon Mr. William Back to make a presentation. Mr. Back recommended to the HPC they consider using the last remaining 'stone' air shaft in the State of Georgia located on his property as a test case for receiving the HPC's 'historic preservation property' designation as allowed by the ordinance creating the historic preservation commission. He noted this would entail: creation of an application; submission process to the DNR-HPD (Historic Preservation Division of State's DNR); inclusion of the state's recommendations; forwarding procedures to either County or City (depending on property's physical address); need for a public hearing; final recommendation to County (City) Commission; etc. Mr. Back noted this process will greatly assist our Joint Trenton-Dade County HPC with the creation of proper forms and/or procedures throughout the process. Ms. Street noted this test case was still in process. No official action was required or taken.

Chairperson Street announced a tour of Carter Hall to be held August 3, 2019 in recognition of receiving National Historic Register designation from the United State Department of Interior through efforts made possible by the Georgia Department of Natural Resources Historic Preservation Division. Ms. Street noted she would discuss further at the July 9, 2019 HPC meeting. No official action was required or taken.

Chairperson Street announced an upcoming training opportunity at the Georgia Statewide Historic Preservation Conference will be held in Rome, Georgia September 18-20, 2019 whereas members may choose to travel down for only one day of the event. Registration is now open if you plan on attending then please let Don know or go online yourself and register. Since our HPC is a member of the Georgia Alliance of Preservation Commissions (GAPC) you may qualify for a reduced price in registration. Also, this same group (GAPC) may offer a scholarship for anyone who would like to attend the entire conference and stay overnight. Questions may be directed to Sarah Love at [sarah.love@dnr.ga.gov](mailto:sarah.love@dnr.ga.gov) .

Chairperson Street called for any new business. Hearing no further business to discuss, the Chair announced the next regularly scheduled meeting of the Trenton - Dade County Historic Preservation Commission would take place on Tuesday, July 9, 2019 at 2:00 p.m. to be held here inside the Commissioners' Meeting Room.

The Chair called for a motion to adjourn, whereas Commissioner Sarah Moore moved to adjourn the meeting. Chairperson Street then declared the meeting adjourned at 4:15 p.m.

Respectfully submitted as recorded,

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Don Townsend, Clerk to the Commission