

**Gwinnett Historical Restoration & Preservation Board****Monday, August 21, 2023 – 10:00 AM**

Gwinnett Historic Courthouse, 185 W Crogan St., Lawrenceville GA 30046

Present: Demetrios Lambros, Sara Howe-Silvers, Ann Bender, Justin Walsh, Matt Butti, Amelia Porter

1. Call to Order
2. Welcome/Opening Remarks
3. Approval of Agenda:  
{Action: Approved; Motion: Lambros; Second: Butti; Vote: (5-0) Lambros-Yes; Howe-Silvers-Yes; Bender-Yes, Walsh-Yes, Butti-Yes}
4. Approval of Minutes: June 12, 2023, Regular Meeting  
{Action: Approved; Motion: Lambros; Second: Butti; Vote: (5-0) Lambros-Yes; Howe-Silvers-Yes; Bender-Yes, Walsh-Yes, Butti-Yes}
5. Announcements (Board Members)
  - a. Board Member Bender shared information on the following event:
    - i. September 18, 2023 - Gwinnett Historical Society meeting featuring a presentation by Theresa Livsey Lemons.
  - b. County Historian Porter shared information on the following events:
    - i. September 20, 2023 – Sugar Hill Preservation Society meeting featuring a presentation by Wayne Hill.
    - ii. October 7 & 8, 2023 – Gwinnett Historical Society’s annual Elisha Winn Fair.
    - iii. This past weekend Snellville celebrated its centennial with multiple events.
    - iv. Mason Todd House recently restored – County Historian Porter suggested it may be a good candidate for the next preservation awards.
    - v. October 7, 2023 – County Historian Porter leading Girl Scout Tour of Downtown Lawrenceville.
  - c. Board Member Butti stated there were no updates on the Poole Mountain project that Lyndsey Paul presented at the April HRPB meeting. Stop work orders are still in effect at the site.
6. Old Business
  - a. Chair Lambros acknowledged that staff had provided the maintenance records requested by the HRPB at the last meeting. These were provided as a hardcopy as well as email attachments that were sent to Board Members.

7. New Business
8. Project Updates
  - a. Staff member Glenn Boorman presented on the following:
    - i. Garden fence and landscape updates at Elisha Winn Site
    - ii. Partial removal and updates to fence surrounding the Gwinnett Historical Courthouse
  - b. Livsey Family Big House Restoration Project – Julie Arnold (Lord Aeck Sargent) (presentation attached)
  - c. The Board made a motion to include in the meeting minutes a detailed summary of responses to Board Member’s questions regarding the Livsey Family Big House Restoration Project (document attached)  
{Action: Approved; Motion: Bender; Second: Lambros; Vote: (5-0) Lambros-Yes; Howe-Silvers-Yes; Bender-Yes, Walsh-Yes, Butti-Yes}
9. Program Updates
  - a. Staff member Jason West presented on the following:
    - i. Summer Camp, Summer Boost, and Summer Feeding Programs
    - ii. Upcoming Historical and Cultural Programming August – October, 2023
10. Exhibit/Artifact Updates
  - a. Staff member Brian Boggs presented on the following:
    - i. Exhibit and Artifact Updates: June – August, 2023 (document attached)
11. Comments from Audience
12. Adjournment at 10:53am  
{Action: Approved; Motion: Lambros; Second: Butti; Vote: (5-0) Lambros-Yes; Howe-Silvers-Yes; Bender-Yes, Walsh-Yes, Butti-Yes}

# The Livsey Family Big House at the Promised Land

Project Recap and Update



1825

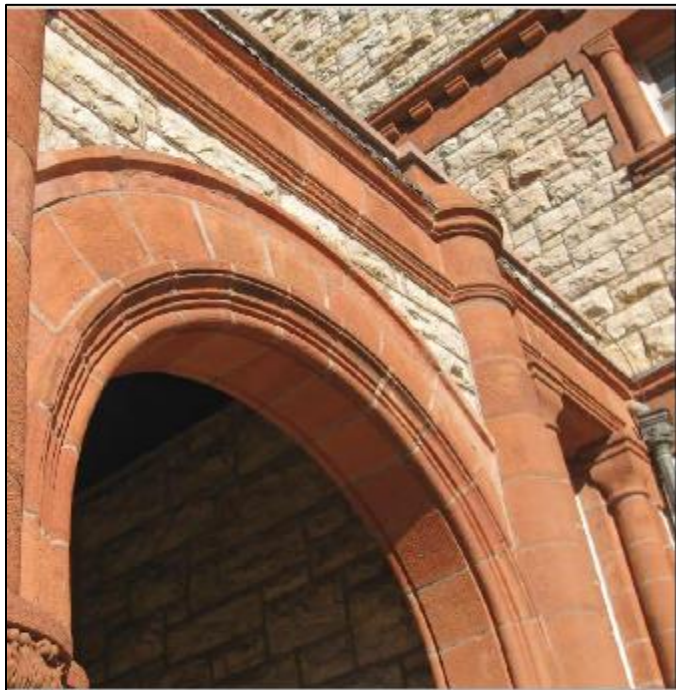
1886

1926

2017

Ownership records  
200 year history that spans  
this time period  
Different families occupied it  
Most recently the Liveseys  
who have also occupied it  
for the longest period.

## Modifications



THE SECRETARY  
OF THE INTERIOR'S  
**STANDARDS FOR  
THE TREATMENT  
OF HISTORIC  
PROPERTIES**  
WITH  
**GUIDELINES FOR  
PRESERVING,  
REHABILITATING,  
RESTORING &  
RECONSTRUCTING  
HISTORIC  
BUILDINGS**



## principles of preservation:

Retaining as much historic fabric as possible

Replacing deteriorated material in kind



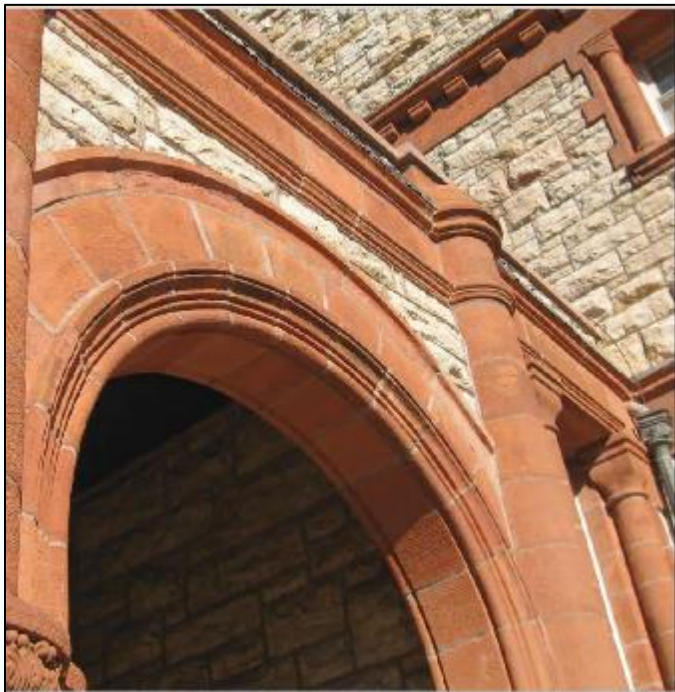
10 1/2 to 11-inch wall planks

UWPC of NA; Union-Made Wallcovering dates the wallpaper from 1923 to 1928

Live edges on the roofing planks



**understanding  
before acting:**  
historic fabric



THE SECRETARY OF THE INTERIOR'S  
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## principles of preservation:

Retain character defining features

Clearly differentiating new additions  
from the historic construction.



one room deep, two stories high

Shed roof front porch

## understanding before acting:

character defining features



chimneys at gable ends

tall double hung windows

low slope shed roof for porch

simple post and beam porch

Elevated off ground on piers

## understanding before acting:

character defining features





## i-house styles:

character defining features



Stone chimney

peg construction



## understanding before acting:

character defining features



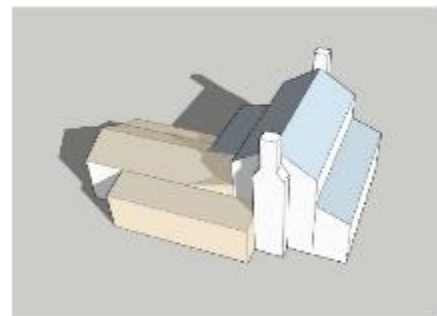
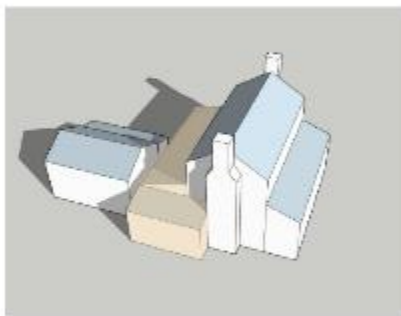
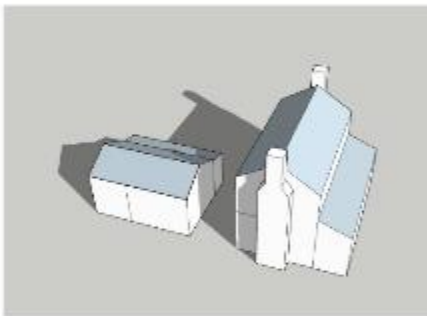
## understanding before acting:

character defining features



## understanding before acting:

evolution





**understanding  
before acting:**

layers



**existing  
conditions**



existing conditions



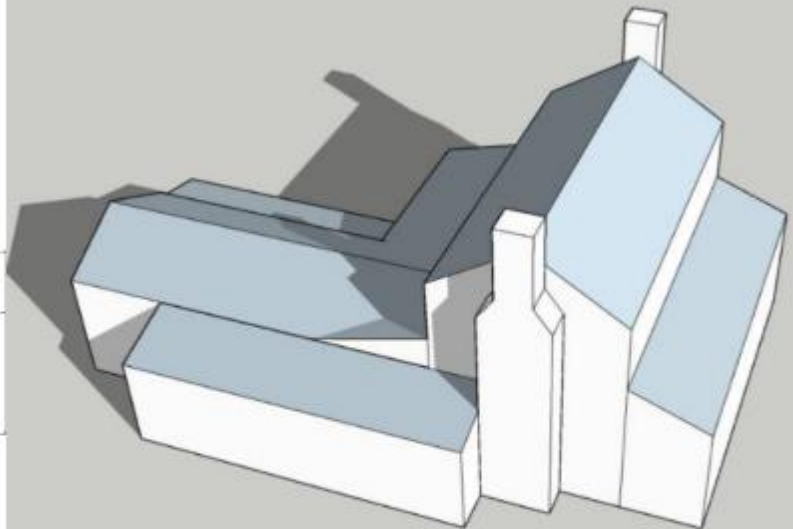
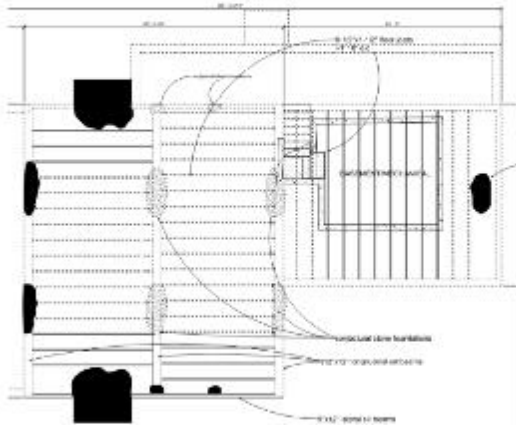
## documentation:

3D Laser Scan



# documentation:

BIM Modeling and Base Plans



# documentation:

Hazardous material survey  
Foundation inspection  
Historic Structures Report



## documentation:

Next Step: HABS Photography



## peeling an onion;

the incremental process of  
preservation projects

research  
documentation  
materials testing  
assessment  
Investigations

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community engagement  
code and accessibility compliance  
rehabilitation  
interpretation



# project planning:

project delivery

**ARCHITECT-ENGINEER TEAM**

**OWNER**  
Gwinnett County

**CONST. MGR AT RISK**

design

Design/  
Engineering  
  
Construction Documents

Preconstruction Services-  
Reveals  
Estimating

construction

Construction Administration

Construction  
  
Subcontractors competitively bid



# project planning:

project scope



## Exterior Repairs

- Stone Masonry Repairs (piers and chimneys)
- Exterior Siding Repairs
- New roofing
- Door and Window Repairs

## Structural Repairs

- Additional piers in crawl space
- Sill beam Replacement
- Framing Repairs and code compliant connections



## project planning:

project scope

- Door Restoration
- Window Restoration
- Interior Trim Restoration



## project planning:

project scope

- System Repairs/Replacement
  - Mechanical system
  - Electrical System
  - Fire Alarm system and Exit lighting
  - Security System
- Code Compliance
- Accessible access
- Egress plans



## Evolving Scope of Work

Interior Repairs

Select Abatement

Repairs to interior walls

Reveals of historic layers

Testing of repair techniques



## project team

Lord Aeck Sargent and our engineering team members have worked on award winning preservation projects – many from the Georgia Trust.

Jablonski Building Conservation is a nationally recognized conservation firm with a specialty in historic wallpapers and coatings.



Discipline	Firm
Architecture and Preservation	Lord Aeck Sargent Planning and Design
Structural Engineering	Palmer Engineering
Mechanical, Electrical, Fire Protection Engineering	Covalent Consulting
Civil Engineering	Freedman Engineering Group
Hazardous Materials	Life Environmental
Finish Analysis	Jablonski Building Conservation





## Community Input and Communications



thank you!





Chair Lambros asked:

1. Is any archeology planned for the site?

*Staff member Boorman stated the current project only includes restoration of the house.*

Board Member Bender asked:

2. What is the process for hiring the Construction Manager at Risk?

*Julie Arnold stated due to the historic nature of the home the Construction Manager at Risk will need to have specific qualifications. With this in mind, they can be solicited through either an invited bid or through a prequalified RFP, which would involve asking potential bidders to submit examples of previous work on similar historic projects.*

3. Is there a date for the community engagement?

*Staff member Boorman stated there is not a specific date at this time, but any updates regarding a date will be shared with the HRPB.*

Board Member Butti asked:

4. Will there be the opportunity for college level students to be involved in this project?

*Staff member Boorman stated this may be possible and that staff would keep this in mind as the project moves forward.*

5. Clarification regarding the crawl space and alarm system.

*Julie Arnold clarified that the building will be repaired to support public use and required systems such as alarms and security will be discrete, but compliant.*

County Historian Porter asked:

6. Will the HRPB have a timeline for community outreach efforts before our October meeting?

*Staff member Boorman stated that we do not have a timeline yet.*

7. Can you verify that the funding for the restoration has been secured by the County and is not a barrier?

*Staff member Boorman stated funding for the restoration project has been secured.*

Board Member Howe-Silvers asked:

8. What is the budget for the restoration?

*Staff member Boorman stated he did not have the exact number to hand, but that he would provide that information to the HRPB.*

9. Is it 100% SPLOST funded?

*Staff member Boorman stated yes and that the project is funded by the 2017 SPLOST program.*

## Exhibit and Artifact Updates

### Community Services

June 2023 – August 2023

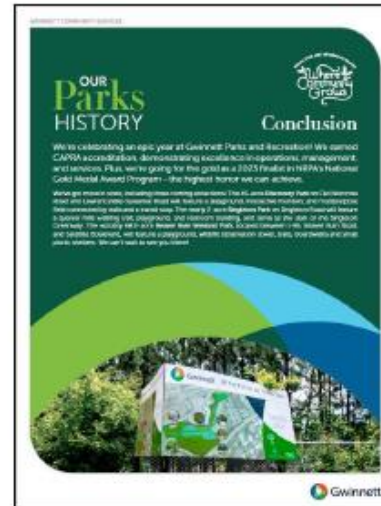
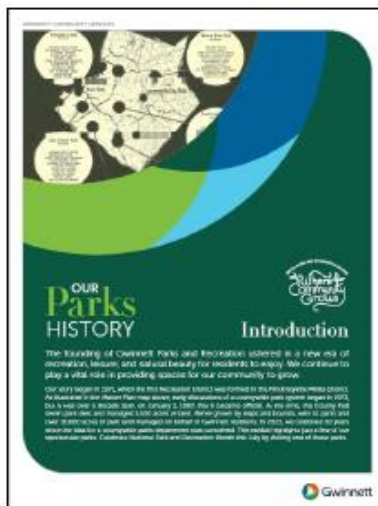
**Exhibits:**

**Our Parks History**

This exhibit was on display at 10 locations across the county during the month of July, in celebration of Park and Recreation Month. The exhibit reached a total of **23,392 people** across the 10 sites during its display.

Display Locations

- Lilburn Activity Building
- Best Friend Gym
- Lucky Shoals Activity Building
- Pinckneyville Park CRC
- George Pierce Park CRC
- Rhodes Jordan Park CRC
- Bethesda Senior Center
- Lawrenceville Female Seminary
- Gwinnett Historic Courthouse
- Gwinnett Justice and Administration Center DoCS Suite



**Recently Donated/Loaned Artifacts:**

June 2023 – August 2023: none during this time period

2023 Year to Date: 4 artifacts donated

**Oral History Collection:**

Since the last meeting, 6 additional oral histories have been recorded for roughly 3 hours of new recording. Two of these recordings were completed entirely in Korean with assistance from community members.

We have two upcoming full days of oral history recordings scheduled for August 28, 2023 at the Lawrenceville Senior Center and September 21, 2023 at the Isaac Adair House.

2023 Year to Date: 22 participants, approximately 379 minutes of recording

**Events Attended/Outreach:**

In June and July, the Cultural and Historical Interpretation team attended the following events to promote historic preservation and the collection of oral histories:

**Sugar Hill Historic Preservation Society** - June 21, 2023 - Presented on "Preserving Gwinnett's Story, a Quick Guide to Exploring Your Local History"

**Snellville Commerce Club** - August 1, 2023 – Presented on the history of Snellville, in celebration of their centennial.

**Gwinnett Black Family Reunion** - August 12, 2023 – Event at Rhodes Jordan Park hosted by the National Council of Negro Women Gwinnett Section. Staff provided an outreach table.

**Buford Business Alliance** - August 15, 2023 - Presented on services provided by CHIR and promoted oral history program.

**Snellville Centennial Celebration** - August 18, 2023 – Event at Snellville Towne Green hosted by the City of Snellville. Staff provided an outreach table.