

**Recreation Authority Board
Thursday, August 10, 2023 – 2:00pm**

Gwinnett Justice and Administration Center
Second Floor Conference Room B

75 Langley Drive, Lawrenceville, Georgia 30046

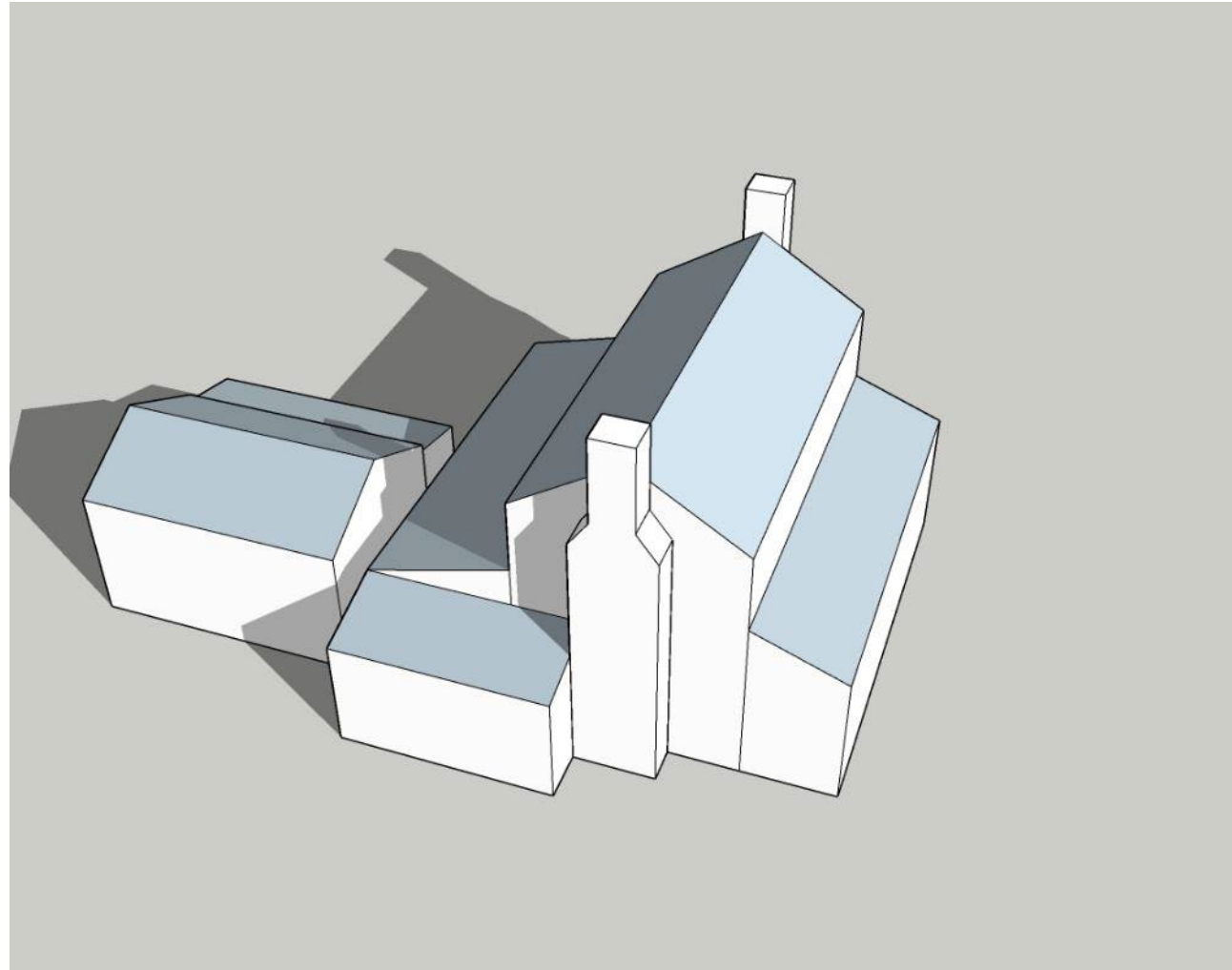
**Present in-person: Robert Daniels, Norman Carter, Derrick Wilson, Samia Abdulle, Eric Thigpen, and
Bruce Johnson**

Not present: Brad Alexander, Rashida Wilson, and Pam Cox

1. Call to Order
2. Welcome/Announcements
3. Approval of Agenda
{Action: Approved; Motion: Carter; Second: Abdulle; {Vote: (5-0) Daniels-Yes; D. Wilson-Yes; Carter-Yes; Abdulle-Yes; Johnson-Yes}}
4. Approval of Minutes: June 8, 2023
{Action: Approved; Motion: Abdulle; Second: Carter; {Vote: (4-1) Daniels-Yes; D. Wilson-No; Carter-Yes; Abdulle-Yes; Johnson-Yes}}
5. Livsey Family Big House Presentation – Lord Aeck Sargent
Julie Arnold, Director of Preservation Design at Lord Aeck Sargent, provided a project recap and update regarding the Livsey Family Big House at the Promised Land. Julie covered topics such as principles of preservation, understanding before acting, i-house styles, existing conditions, documentation, project planning, etc.
6. Public Comments
7. Adjournment
{Action: Approved; Motion: Abdulle; Second: Thigpen; {Vote: (6-0) Daniels-Yes; D. Wilson-Yes; Carter-Yes; Abdulle-Yes; Thigpen -Yes; Johnson-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 Livseys
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**



U.S. Department of the Interior
National Park Service
Technical Preservation Services

principles of preservation:

Retaining as much historic fabric as possible

Replacing deteriorated material in kind



10 ½ 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





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U.S. Department of the Interior
National Park Service
Technical Preservation Services

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



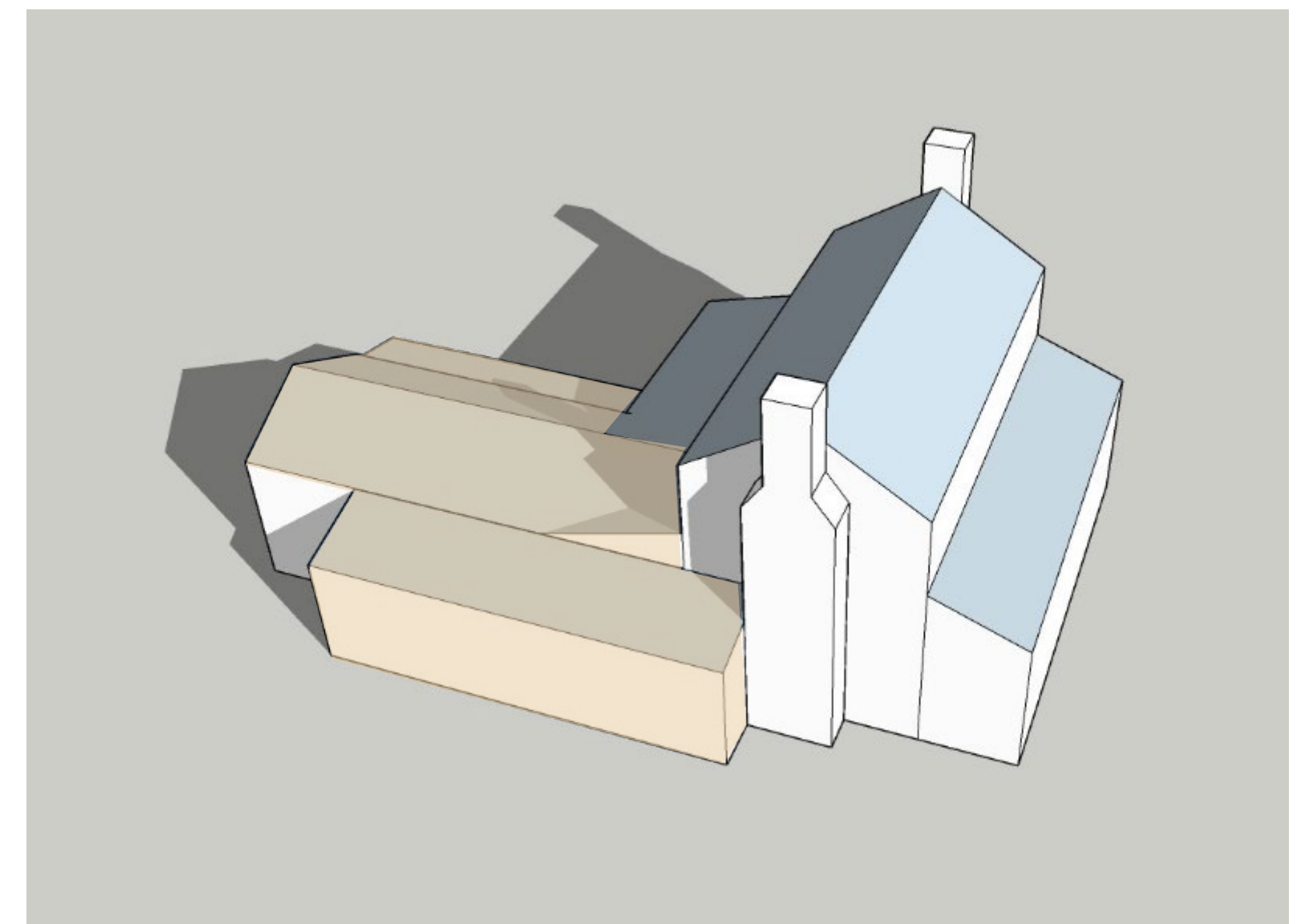
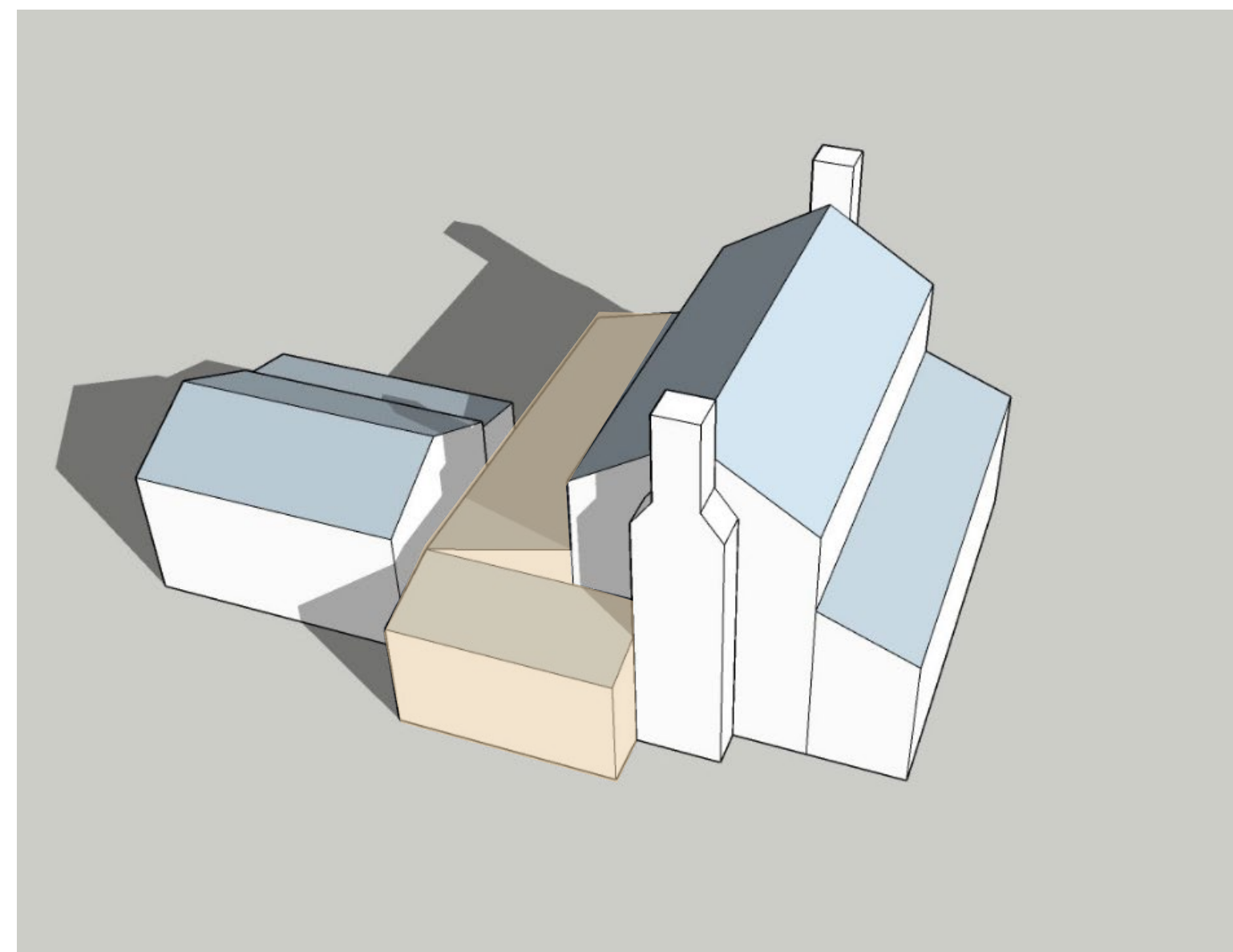
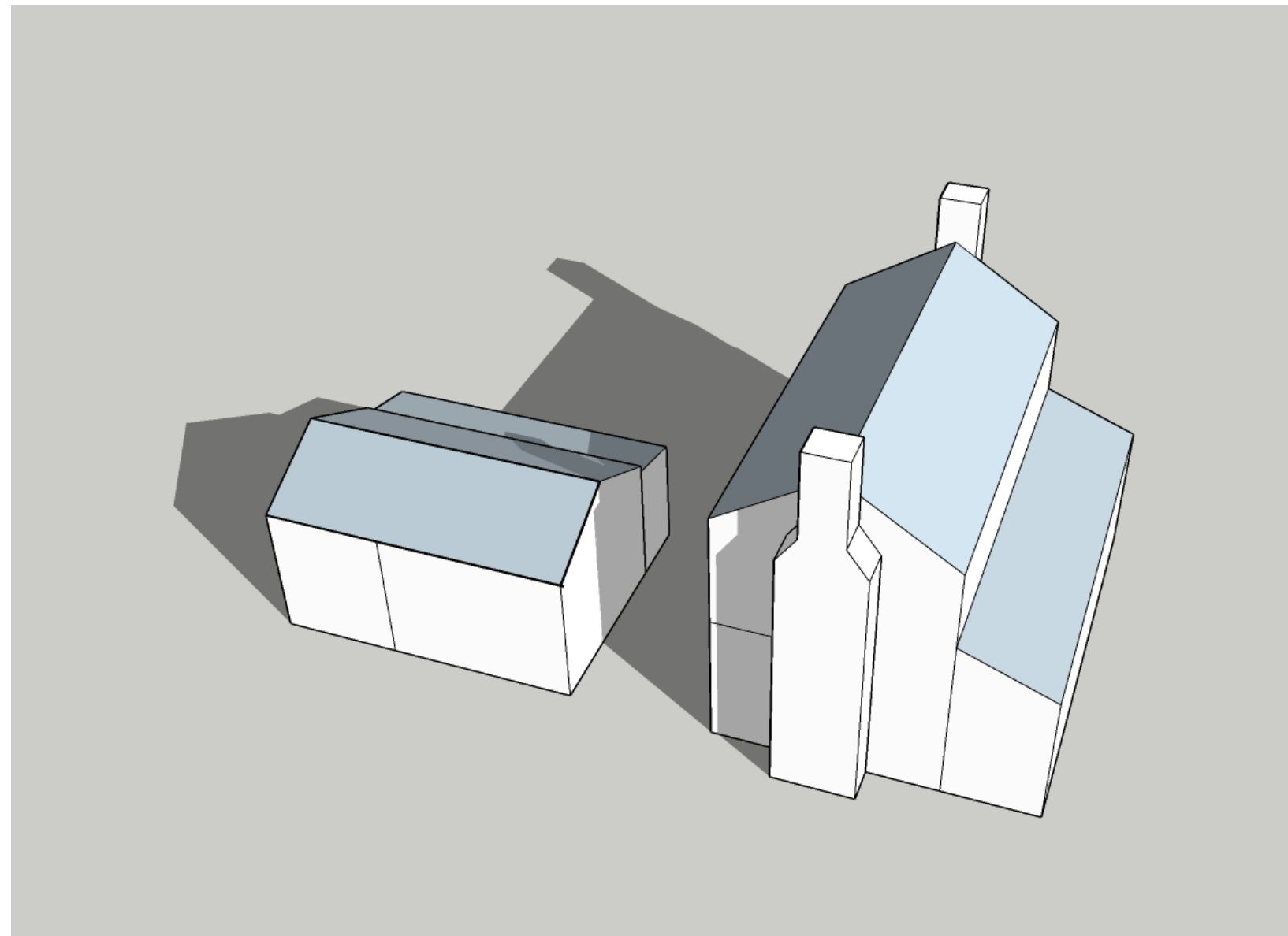
understanding before acting:

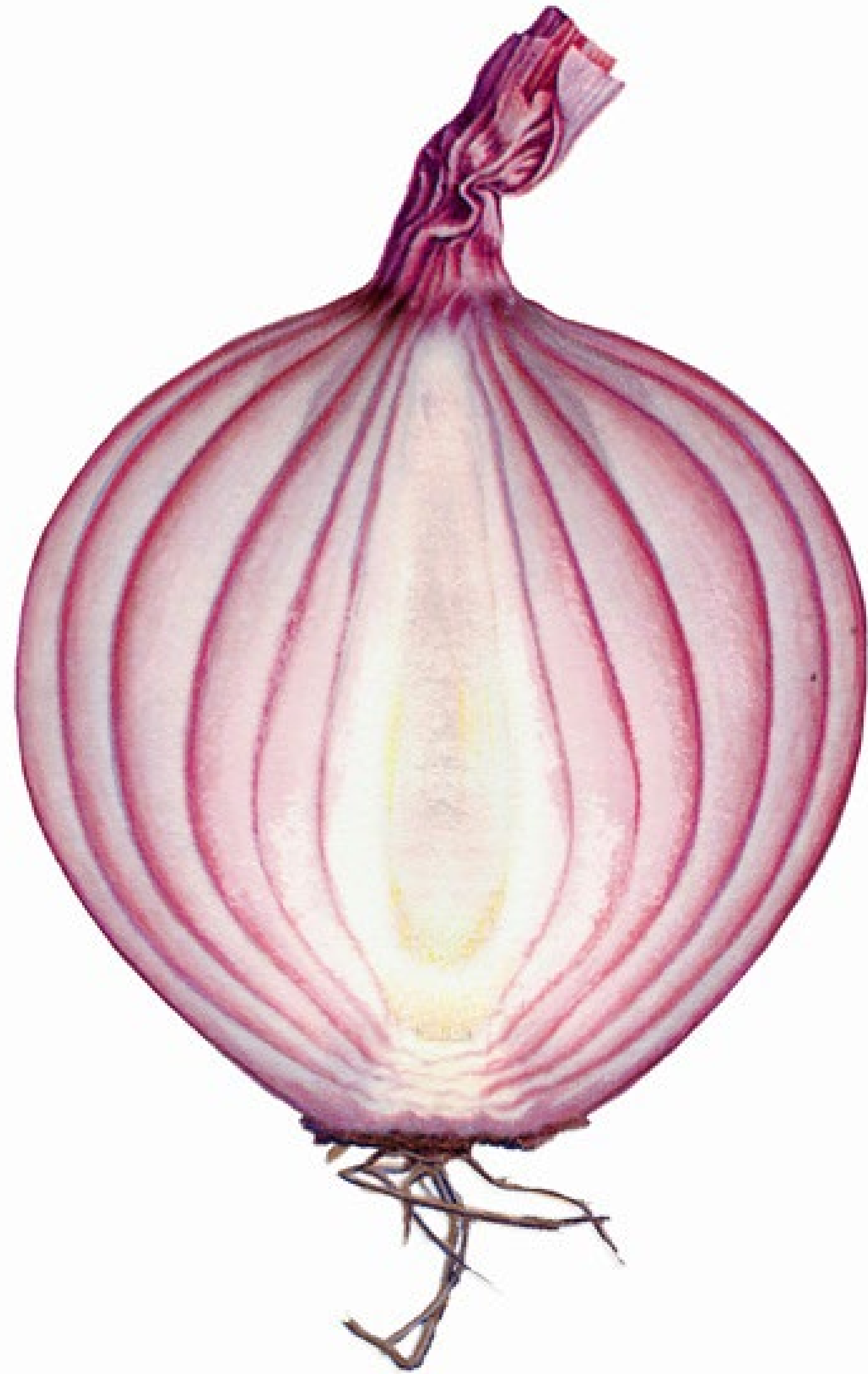
character defining features



understanding before acting:

evolution





peeling an onion;

the incremental process of
preservation projects

research
documentation
materials testing
assessment
Investigations

community engagement
code and accessibility compliance
rehabilitation
interpretation



understanding before acting:

layers



**existing
conditions**

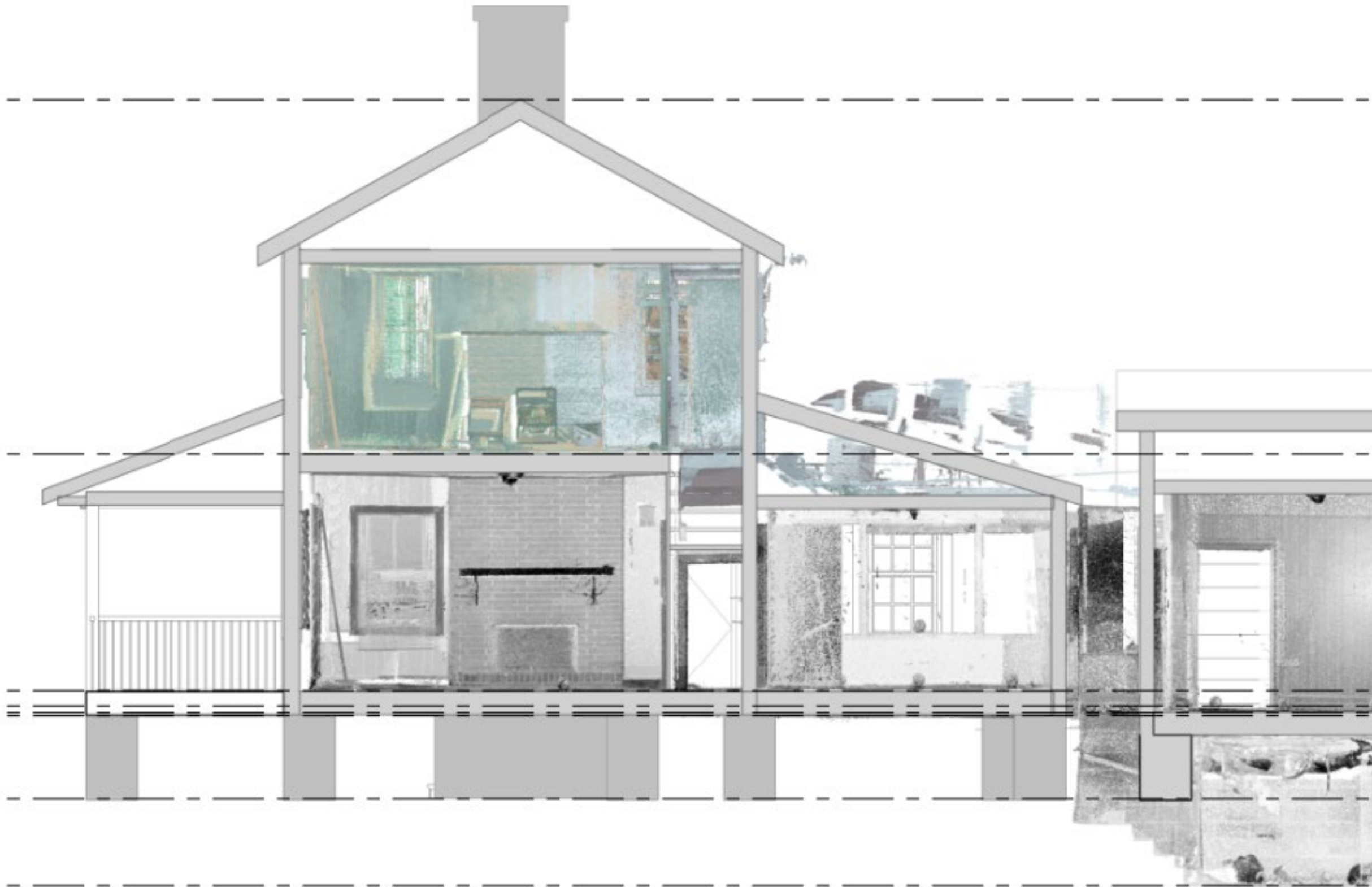


**existing
conditions**



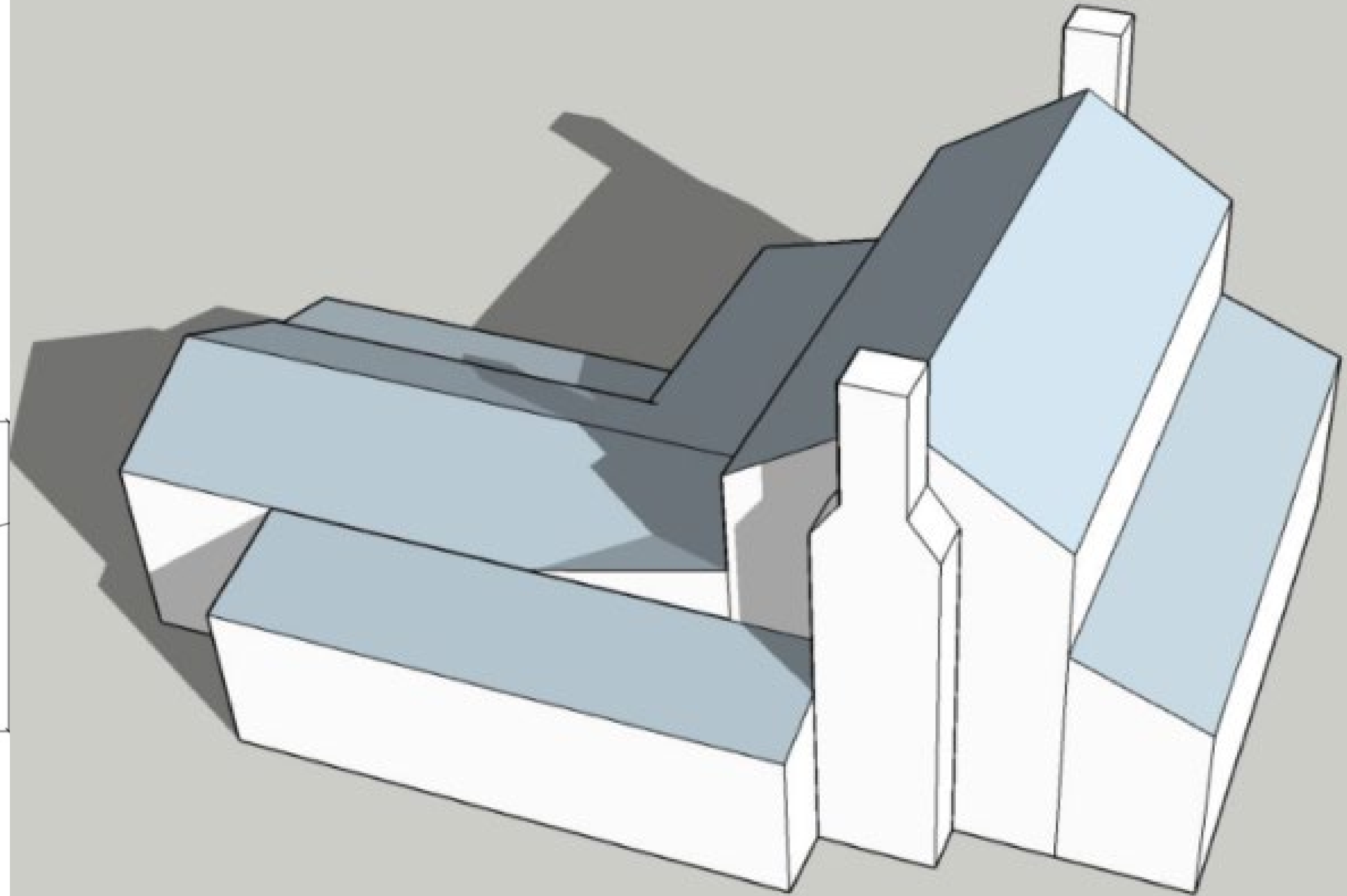
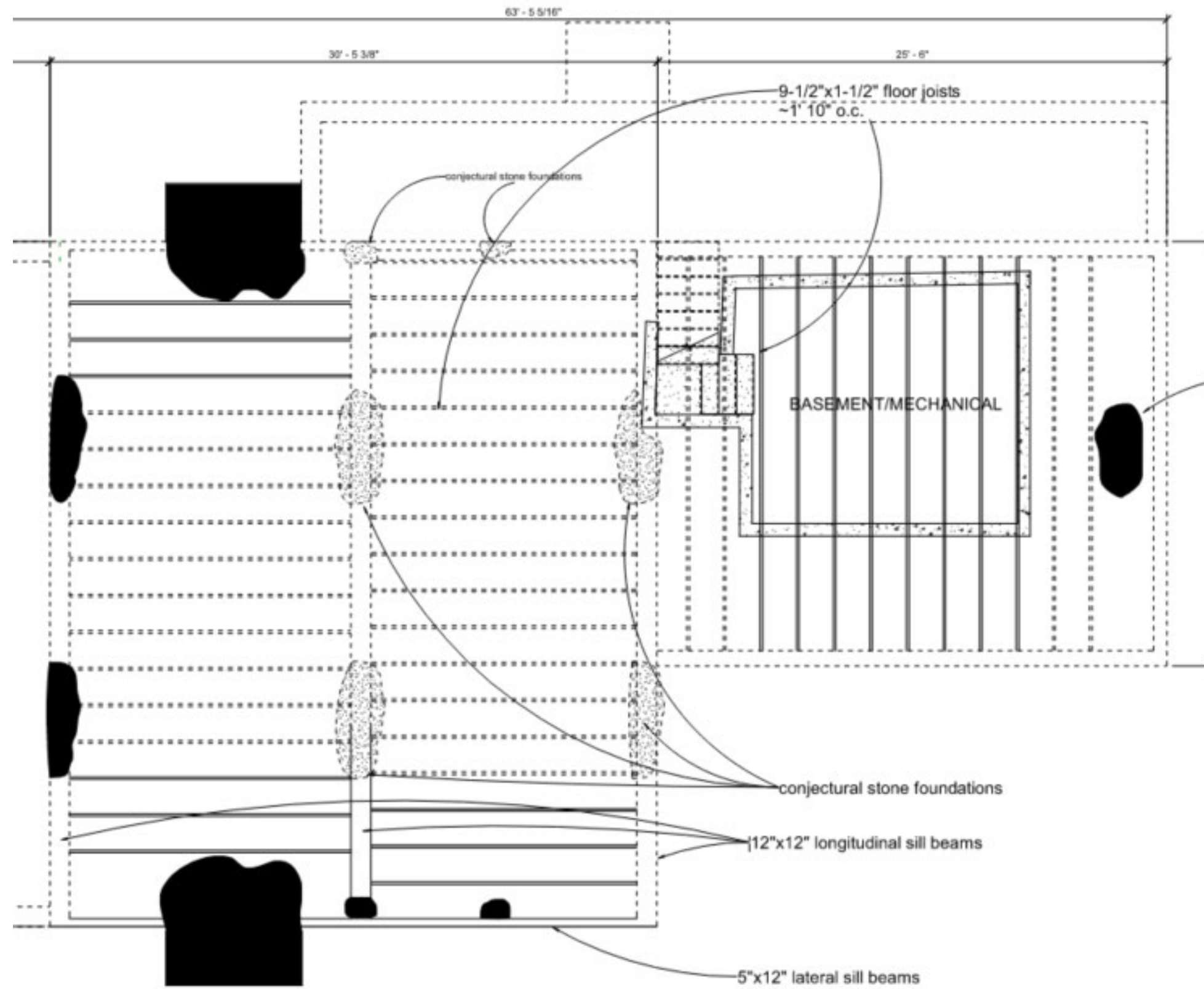
documentation:

3D Laser Scan



documentation:

BIM Modeling and Base Plans



documentation:

Hazardous material survey

Foundation inspection

Historic Structures Report

HAZARDOUS MATERIALS SURVEY REPORT

For
McGuire Livsey House
4530 Anderson Livsey Lane
Snellville, Georgia 30039



Prepared For:
Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, Georgia 30046

Prepared by:
Life Environmental Services, Inc.
P.O. Box 98217
Atlanta, Georgia 30359



National Property Inspections

Maguire-Livsey House, 4530 Anderson Livsey Ln, Snellville, GA, 30039



Wednesday, February 13, 2019
Inspector
Tom Taylor
Office# 770-656-2209 , Cell# 313-720-5021
tom@atthomeinspector.com

Inspection Date: 02/13/2019 Inspector: Tom Taylor Email: tom@atthomeinspector.com
Inspector Phone: Office# 770-656-2209 , Cell# 313-720-5021

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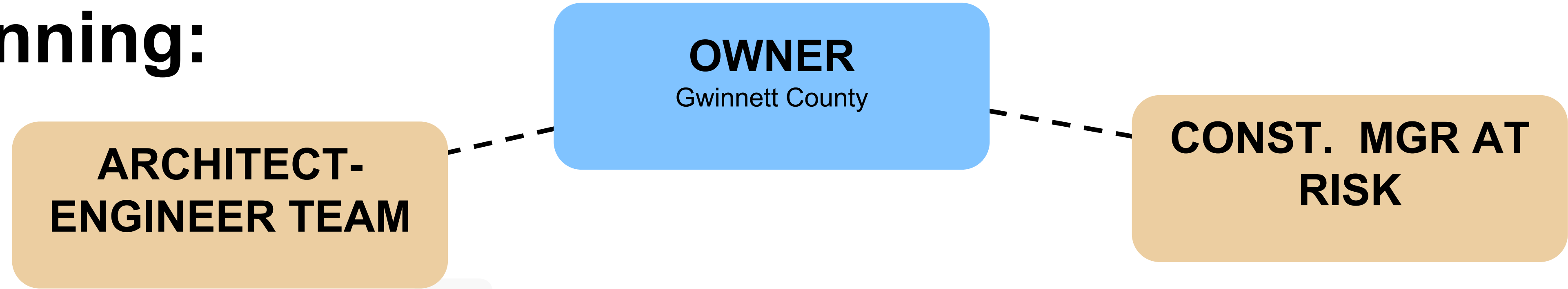
documentation:

Next Step: HABS Photography



project planning:

project delivery



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

System Repairs/Replacement

Mechanical system

Electrical System

Fire Alarm system and Exit lighting

Security System

Code Compliance

Accessible access

Egress plans



project planning:

project scope

- Door Restoration
- Window Restoration
- Interior Trim Restoration



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!

