

GEORGIA
Department of Natural Resources
Historic Preservation Division

SFY 2015
Georgia Heritage Grant Program
Development Project Application



Applicant:

City of Griffin

100 S. Hill Street, P.O. T
Griffin, GA 30224

Contact:

City Manager: Kenny L. Smith
Project Manager: Taurus L. Freeman

Date:

July 11, 2014



**SFY 2015
Georgia Heritage Grant Program
Development Project
Application**

General Application Instructions:

- Remember to refer to the Predevelopment and Development Grant Evaluation and Selection Criteria. **For the SFY 2015 grant cycle, there is no resource type identified by HPD as having a high priority for preservation assistance**
- Submit three paper sets of the application (one original with original ink signatures and two photocopies), plus three paper copies of all supporting documentation (see checklist on last page of the Application Instructions). Please also submit one CD containing digital copies of your complete application package.
- Additional sheets may be attached if more space is necessary to answer questions. Photocopied photographs are acceptable, provided they have sufficient clarity of detail.
- The application must be signed by an authorized representative of the applicant, such as the mayor or city manager if the applicant is a city or the executive director of a non-profit organization.
- Late or incomplete applications will not be considered for funding.
- Applications must be postmarked by **July 11, 2014**.

Send applications to:

Carole Moore, Tax & Grants Coordinator
Historic Preservation Division
Georgia Department of Natural Resources
254 Washington St. SE
Ground Floor
Atlanta, Georgia 30334

Questions? Contact Carole Moore at 404-651-5566 or carole.moore@dnr.state.ga.us

1. APPLICANT:

Name of Organization/Official Applicant City of Griffin

Chief Executive Officer & Title Kenny Smith, City Manager

Address for official correspondence 100 S Hill Street, PO Box T - Griffin, GA 30224

Phone Number 770-233-4130 E-Mail Address ksmith@cityofgriffin.com

Federal Identification Number 58-6000-587 County Spalding

U.S. Congressional District 3rd - Lynn Westmoreland Regional Commission Three Rivers

State Senate District 16 - Rep. Ronnie Chance State Rep. District 126 - Rep. David Knight

2. GRANT PROJECT MANAGERS:Name Taurus L. Freeman Title Director of Planning and Development Services

Address (if different from above) _____

Phone Number 770-233-4130 E-Mail Address tfreeman@cityofgriffin.com

If different from grant project manager above, who will handle the financial management and documentation for the project?

Name same as above Title _____

Address (if different from above) _____

Phone Number _____ E-Mail Address _____

List any other persons not listed above who will be involved in the project, such as consultants, volunteers, city employees, etc. What will be their roles? Historic Preservation Commission to review roof repair plan, City of Griffin commercial building inspector for review of plan and installed work, Alvin Huff City of Griffin Citizen Engagement Specialist to document event on COG social media and website, Kenwin Hayes, Downtown Development Authority Director to promote building

3. APPLICATION PREPARED BY:Name Cindy E. Barton / Taurus L. Freeman Title Archivist / Director of Planning & DevelopmentAddress (if different from above) 100 S. Hill Street, PO Box T Griffin, GA 30224Phone Number 770.233.4130 E-Mail Address cbarton@cityofgriffin.com**4. GRANT AMOUNT REQUESTED:**Total Project Cost (total project cost equals grant amount requested, plus matching share) \$ 16,660.00Grant Amount Requested (not more than 60% of total project cost) \$ 9,996.00Matching Share (at least 40% of total project cost; equal to total project cost minus grant amount) \$ 6,664.00**5. PROJECT SCHEDULE:**

Describe the schedule you expect to follow in carrying out this project. Keep in mind that project work cannot begin before **October 1, 2014** and all work must be completed on or before **September 30, 2015**.

The project will start no sooner than October 6, 2014. The project will take approximately three (3) days to complete. The first day the contractor will prep the site and deliver materials. On day two, the materials will be installed then inspected by the City of Griffin commercial building official. The final day the site will be cleaned and finally reviewed by the City.

6. PROPERTY INFORMATION:

Development projects require a legal description of the property—*please include three copies with this application.*

Geographical Location

Street Address 205 E Solomon Street City Griffin County Spalding

Parcel No. (if no known street address) 014 35010

Property Ownership

☒ Applicant owns the property for which grant assistance is being sought.

☐ Applicant leases the property for which grant assistance is being sought. *Please include three copies of the lease agreement.*

Date current lease expires _____

Property Owner Information (if different from applicant)

Name _____ Title (if applicable) _____

Address _____

Phone Number _____ E-Mail Address _____

The Georgia Heritage Grant Program requires that the project property be listed in or eligible for listing in the Georgia/National Register of Historic Places for funding consideration. If property is not listed in the Georgia/National Register of Historic Places, please also submit one copy of a Historic Property Information Form, available on HPD's website at <http://georgiashpo.org/register/nomination>

☐ Property is listed individually on the Georgia/National Register of Historic Places (NRHP)

GA/NRHP name property _____

☒ Property is contributing to a GA/NR HP District

GA/NRHP District name Griffin Commercial District

Other Name(s) of historic property (if applicable) Griffin City Hall

Has a planning document (such as a master plan, feasibility study, preservation plan, historic structures report, archaeological survey report, construction drawings, or plans and specifications) for this historic property previously been completed? Please include 3 copies of such document with this application.

Name/type of planning document Historic District Survey (Exhibit A), Structural Inspection (Exhibit B)

Briefly describe the document

Historic District Survey was completed by Three Rivers Commission for the boundary limits of the City of Griffin Downtown Commercial District, Structural Inspection completed for the City of Griffin to evaluate the structural integrity of the building, January 11, 2013.

7. PROPERTY DESCRIPTION (Please be concise and limit to 1-3 short paragraphs):

NOTE: *Three sets of photographs of the property needing grant assistance **must** be included.*

Property description should describe the resource's general exterior and interior physical condition (all buildings for a complex), its site/setting, details of significant features/finishes/materials, whether it's an example of a rare historic resource type, whether it's a historic resource type that HPD has identified as having a high priority for preservation assistance in this grant funding cycle (n/a for SFY 2015), current use, and planned use once this project or overall rehabilitation is completed.

The exterior of the building is damaged from decades of wind and weather exposure. Broken window panes allow birds and pest in, creating unsanitary conditions. The interior of the building is damaged as the result of roof leaks creating puddling in ceilings, walls and flooring. Plaster and various materials cover the wood flooring creating dark, water stains. The roof structural system is wood trusses, joists, rafters and decking. Water is entering through gaps in the deck boards. The building is located on 0.72 acres. The surrounding area has been recently cleared of sub-standard commercial structures by the City of Griffin. The structure was built in the Beaux-Arts style in 1910, designed by Haralson Bleckley, a prominent Georgian architect. The structure has decorative cornices, rounded arch windows with key stone on the first floor. The entire structure is brick and three stories in height. The Ga Legislature's Joint Study Committee on Historic Preservation directed HPD to work with ACCG and GMA to develop funding initiatives for the protection of Ga courthouses and city halls, March 2005. As Griffin's old City Hall and the 2014 GA Trust Places in Peril designation, the preservation efforts for the structure are high priority. The building is currently vacant. The Griffin DDA has recommended to the BOC- that the building be repurposed into a museum, meeting space with commercial use.

8. PROJECT DESCRIPTION (Please be concise and limit to 1-3 short paragraphs):

Project description should include a summary statement of the proposed work with supporting details of the means and methods by which it will be accomplished. Where the project involves multiple work items, they should be prioritized. If this project is part of a larger, phased project, include brief descriptions of each phase, including completed phases.

Objective is to provide a transitional measure that will protect the building from further water damage. The roof currently has deteriorated tarps that will be removed along with all unattached roofing material and abandoned equipment. New plywood will be secured over openings for safety. A second layer of shingles will be intalled over the existing shingles, the measure to protect the existing roof structure from the elements. Sealants and coatings will be applied around the roofs perimeter to prevent leaking along the copper crickets. These measures are to alleviate the damage to the building caused by the water from the dilapidated roof.

9. PROJECT NEED (Please be concise and limit to 1-3 short paragraphs):

Description of project need should include identification of current physical or developmental threats to the property, how the project will resolve the threats, an explanation of the project's immediacy, and the public benefit resulting from the project.

Most of the water damage in the building is due to water entering the building through gaps in the roof deck boards. Ultimately, the entire roof decking should be removed and replaced; however the costs prohibit that corrective measure. The threat of increased water damage and the lack of adequate funding for complete restoration, urges the City to act with the proposed transitional measure to protect the structure from further damage. The preservation of City Hall is a significant landmark and cultural resource that is viable to our downtown with possible reuse as a museum, community meeting space, and potential commercial shared use. If grant is not awarded, roof would be retarped.

10. PROJECT FUNDING & SUPPORT (Please be concise and limit to 1-3 short paragraphs):

Description of funding should include a summary of existing financial or other capability to complete/not complete the project, how the Georgia Heritage grant fits into the project funding structure, project contingency plans if a Georgia Heritage grant is not or only partially awarded.

Description of support should include a summary of activities or efforts demonstrating local support, including endorsement of the project by local citizens, local historical/preservation organizations, local government officials, and others. Include letters of support from the state senator and state representative in the project district. Please attach three copies of each document.

Every bit of the proposed budget is vital in accomplishing the task of protecting the building from further water damage. The proposed buget match is allocated from the Griffin Historic Preservation Commission yearly budget. The HPC met and voted to expend two-thirds of their budget to aid in the preservation of City Hall. The HPC, DDA, Historical Society, City Manager and local citizens and business owners participated in our May 10th City Hall Clean-Up Day. The renovation of the building will go before voters in Spalding County as a project on the SPLOST referendum this November. Letters of support from the City of Griffin HPC and DDA are attached. Also included is a letter from the Griffin Historical Society, Griffin City Council, The Georgia Trust and State Representative David Knight. City of Griffin Central Services is contributing to the project by providing hauling and disposal of of roofing debris, which is estimated at a \$2,000.00 contribution.

11. PROJECT BUDGET:

(Provide specific costs for each item of project work and explain how the costs were determined)

Total Project Cost *(total project cost equals grant amount requested, plus matching share)* \$ 16,660.00

Grant Amount Requested *(not more than 60% of total project cost)* \$ 9,996.00

Matching share *(Must be cash):* \$ 6,664.00

(Local share equals total project cost minus 60% grant amount requested)

Source of matching share

Donor: City of Griffin

Source: Planning HPC Budget

Amount: \$6,664.00

Donor: _____

Source: _____

Amount: _____

12. ADDITIONAL INFORMATION (Optional):

(If you have other information relevant to our review, and especially if the information will relate to the general selection criteria, please elaborate. Attach additional sheets as needed)

The GA Trust is hosting a mini-ramble on September 6, 2014 which will culminate at City Hall. The selection is to highlight City Hall and showcase the building's potential and need to attendees. The hope is to generate interest in its restoration. The site is directly opposite of Griffin's 6th Street Park which supports local arts and City sponsored public events. As previously stated, the building is on The Georgia Trust 2014 Places in Peril top ten list and located in the Griffin Commercial District listed on the National Registry of Historic Places.

13. CERTIFICATION AND STATEMENT OF ASSURANCES

The applicant certifies to the Historic Preservation Division (HPD) and the Georgia Department of Natural Resources that the applicant accepts in advance any grant awarded by HPD and agrees to the following:

applicant

initials:

- HS 1. That any funds received from HPD will be expended under the Terms and Conditions of the grant.
- HS 2. That a five-year covenant agreement will be executed to assure public access, maintenance, and compliance with preservation standards.
- HS 3. The matching funds for the grant are available, and funds are available for payment of project costs prior to grant fund reimbursement from the state.
- HS 4. The information contained herein and on all attachments and supporting material is true and correct, and filing of the application has been duly authorized by the governing body of the applicant.
- HS 5. Project work will conform with federal and state regulations relating to non-discrimination. These include but are not limited to: Americans with Disabilities Act; Civil Rights Act; Section 504 of the Rehabilitation Act; the Age Discrimination Act; and the Drug Abuse Office and Treatment Act.
- HS 6. Adequate financial management systems will be maintained (a) in accordance with the standards specified in OMB Circular A-102, Attachment G, "Standards for Grantee Financial Management Systems," and (b) audited in accordance with the General Accounting Office's *Standards for Audit of Governmental Organizations, Programs, Activities, and Functions*.
- HS 7. If funds are awarded, project work will begin in a timely manner and no later than **March 31, 2015**, and that project work will be completed **by September 30, 2015**.

14. CERTIFICATION: I certify that I have read the accompanying Instruction Sheet and Assurances and accept all terms and conditions set forth therein. I also certify that all information contained in this application is correct, that the matching share will be provided as indicated, and that the project will be undertaken in conformance with the Georgia *Standards for Archaeology and Historic Preservation* and all applicable state and federal guidelines and regulations.

APPLICANT SIGNATURE:



Authorized signature

DATE: 7/11/2014

Kenny L. Smith
Typed or printed name

TITLE: City Manager

PROPERTY OWNER SIGNATURE (if different from above)

Authorized signature

DATE: _____

Typed or printed name

TITLE: _____

APPLICATIONS MUST BE POSTMARKED BY JULY 11, 2014.

Exhibit A

Historic District Survey

Exhibit A



205 E SOLOMON

Owner and Parcel Information

Owner Name

Location Address

Mailing Address

Legal Description

Class Code (NOTE: Not Zoning Info)

Neighborhood

GRIFFIN CITY OF

205 E SOLOMON ST

P O BOX T

GRIFFIN, GA 30224

205 E SOLOMON ST

E1-Exempt

CITY OF GRIFFIN

Today's Date

Parcel Number

Tax District

2004 Millage Rate

Acres

GMD District

Homestead
Exemption

June 21, 2005

014 35010

Griffin (District
01)

41.46

0.72

1001

No (S0)

Occupant - use, etc.	VACANT
Contact-name, phone	
Bldg specs-size, flrs, etc	THREE FLRS
Architectural features	
Date built, orig use	
Historical info	

McIntosh Trail AFDC - Downtown Historic Resource Survey Form

Downtown: Griffin

County: Spalding

ation
No. 129

I. IDENTIFICATION

PROPERTY NAME: City Hall

PRESENT OWNER(S): City of Griffin

HISTORIC NAME: City Hall

STREET ADDRESS: 205 E. Solomon Street MAILING ADDRESS: P.O. Box 95

Griffin, GA 30224

CURRENT USE: Police and Fire Departments
and City Jail

ACREAGE: Less than one

II. NATIONAL REGISTER CRITERIA/SIGNIFICANCE

50 years old or older X
40-49 years
30-39 years

Does resource meet National Register criteria for evaluation?

yes X no

If yes: Level of significance

Statement of significance: City Hall for Griffin since 1910.

Located in potential district? Yes

III. HISTORY

ORIGINAL OWNER: City of Griffin

ORIGINAL USE: City Hall

ARCHITECT/BUILDER: Architect: Haralson

HISTORIC ACREAGE: Less than one

Builder: S. H. Cunningham

DATE OF CONSTRUCTION: 1910

HISTORICAL NARRATIVE (FROM ORIGINS TO PRESENT) IMPORTANT DATES, PEOPLE, EVENTS, ACTIVITIES: Constructed in 1910 to house City offices and main

fire station. Has housed nearly all City offices at various times.

IV. DESCRIPTION

ARCHITECTURAL DESCRIPTION

1. Overall character and appearance of property, including style, type, period, general arrangement, exterior materials/craftsmanship and additions/alterations: Three story brick structure in a Neo-classic style. Top floor had a courtroom which has been converted to living quarters for firemen. Additions include the jailers office on the east side and fire exits on west side. Damage caused by a tornado resulted in removal of the original dome and remodeling of the front facade. Decorative cornice. Rounded arch windows with key stone on first floor.

2. CONDITION: check one

☐ Excellent (recently restored or rehabilitated; well maintained)
☒ Good (structurally and cosmetically sound; in need of only routine maintenance)
☐ Fair (structurally sound but in need of cosmetic repair as well as routine maintenance)
☐ Poor/Deteriorated (in need of structural as well as cosmetic repair and routine maintenance)
☐ Ruinous (in need of reconstruction)
☐ Unexposed/Below Surface

3. Outbuildings (identify, locate, describe briefly) _____

V. SOURCES

FORM PREPARED BY: McIntosh Trail APDC

ADDRESS: P. O. Drawer A
Barnesville, GA 30204

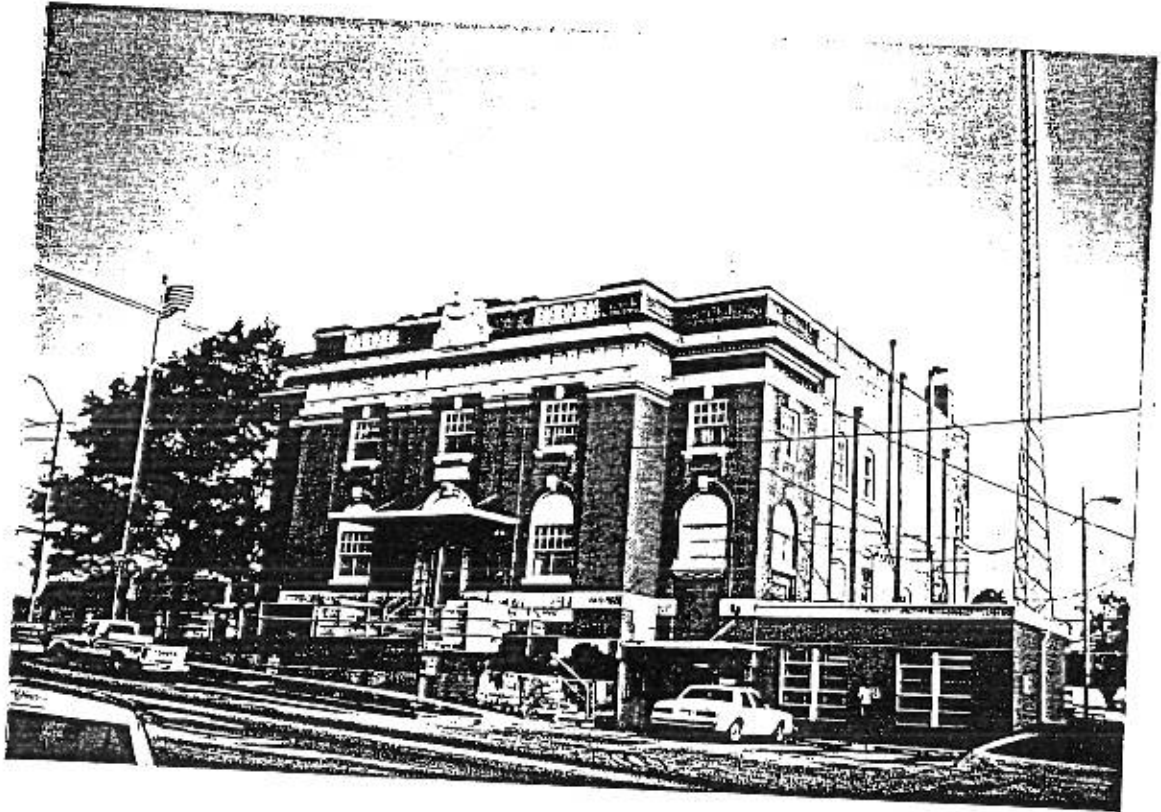
TELEPHONE NUMBER: (404) 358-3647

REPRESENTATION IN EXISTING SURVEYS: No

SOURCES OF INFORMATION: Tax Records: 1985 APDC Downtown Survey

Interviews with S. Grantland Barnes and Calvin Perry. History of the Griffin Elks Lodge by Lewis Beck, Sr. Griffin Daily News.

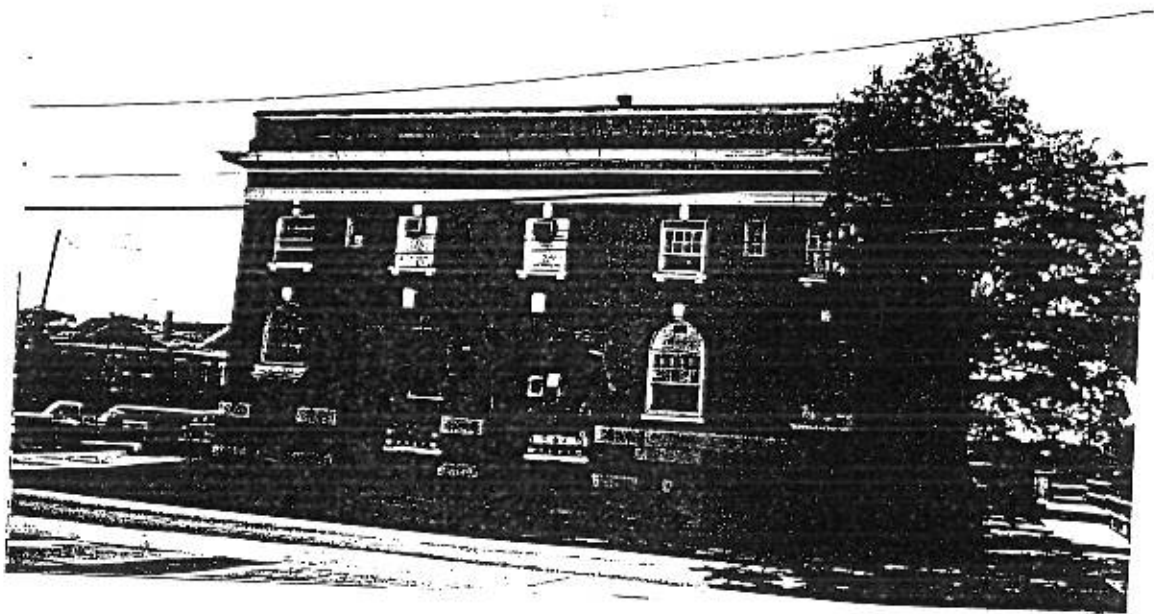
ADDITIONAL COMMENTS: _____



Name of Structure City Hall
City Griffin, GA
Map Location No. 129



Name of Structure City Hall
City Geiffin, GA
Map Location No. 129A



Name of Structure City Hall
City Griffin, GA
Map Location No. 129B

Note: West side shows Fire Station exits/modifications

205 E SOLOMON

Owner and Parcel Information

<u>Owner Name</u>	GRIFFIN CITY	<u>Today's Date</u>	June 06, 2005
<u>Location Address</u>	205 E SOLOMON ST	<u>Parcel Number</u>	014 35010
<u>Mailing Address</u>	PO BOX T	<u>Tax District</u>	Griffin (District 01)
	GRIFFIN, GA 30224	<u>2004 Millage Rate</u>	41.46
<u>Legal Description</u>	205 E SOLOMON STREET	<u>Acres</u>	0.72
<u>Class Code</u>		<u>GMD District</u>	1001
(NOTE: Not Zoning Info)	E1-EXEMPT	<u>Homestead Exemption</u>	No (S0)
<u>Neighborhood</u>	CITY OF GRIFFIN	<u>YEAR BUILT</u>	1920
<u>TOTAL VALUE</u>	\$1,107,375	<u>Occupant Mailing Address</u>	
<u>OCCUPANT</u>			
	7		94
<u>FRONT</u>	40	<u>DEPTH</u>	170
	113		210
<u>BLG SPECS-</u>		<u>Current Use</u>	VACANT
<u>FLOORS, SIZE, etc</u>	30,000 SF		
<u>Architectural Features</u>	Three story brick structure in a Neo-classics style. Top floor had a courtroom which has been converted to living quarters for firemen. Additions include the jailers office on the east side and fire exists on west side. Damage caused by a tornado resulted in removal of the original dome and remodeling of the front façade. Decorative cornice. Rounded arch windows with key stone on first floor. Good condition.		
<u>Historical Info</u>	50 years old or older; Resource meets National Register Criteria for Evaluation; City Hall for Griffin since 1910. Located in potential district. Constructed in 1910 to house City offices and main fire station. Has housed all City offices at various times.		
<u>OTHER NOTES</u>			

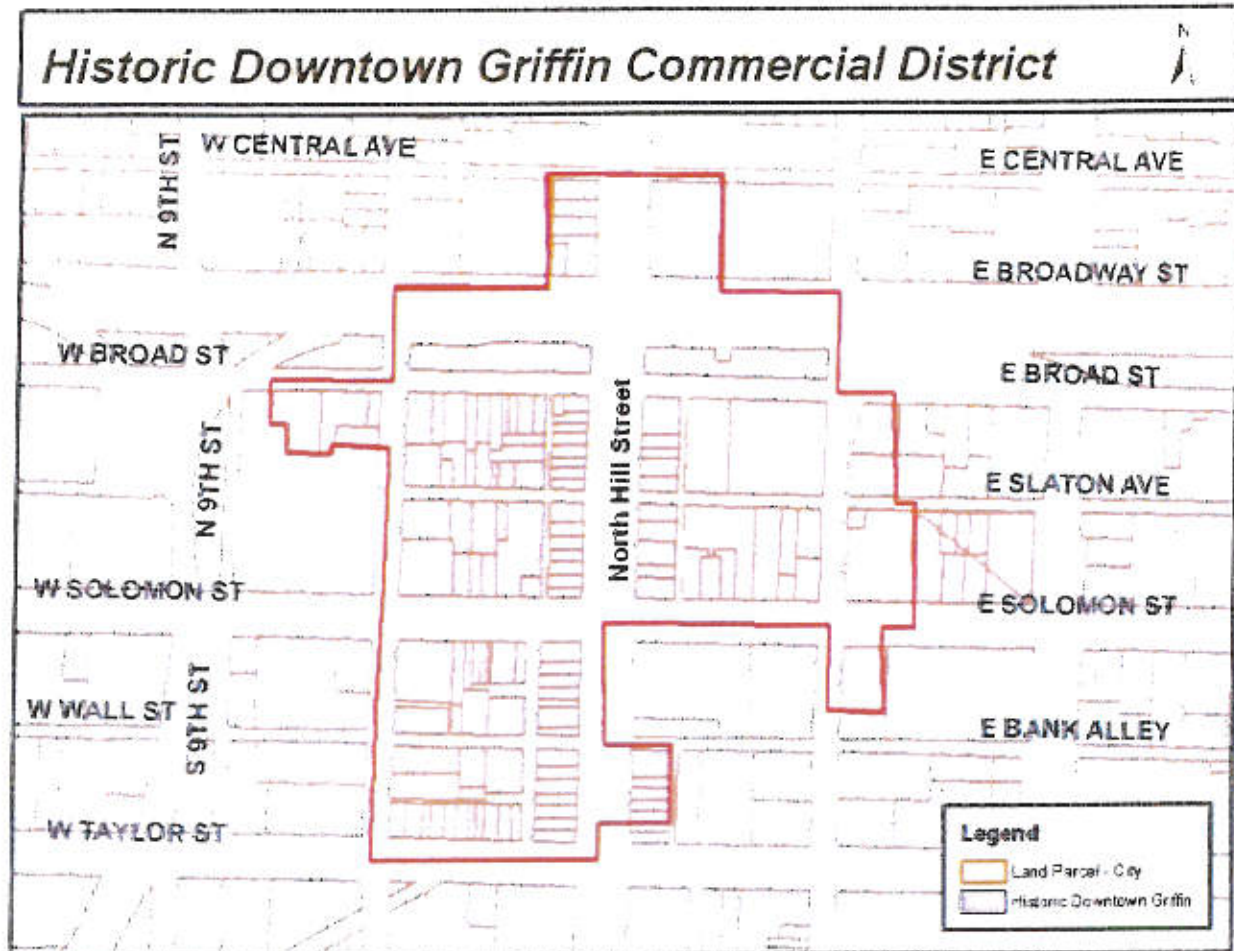


Exhibit B

Structural Inspection

**Structural Inspection
of
Old City Hall Building
Griffin, GA**

Prepared for:
GEC
514 Hillcrest Industrial Blvd.
Macon, GA 31204

Prepared by:
Pi-Tech, Inc.
P.O. Box 6631
Macon, GA 31208-6631
Phone: (478)743-5600
Fax: (478)743-5640



January 11, 2013

Executive Summary

This report summarizes the findings of a structural inspection of the building located at the Northeast corner of the intersection of N. 6th Street and E. Solomon Street in Griffin, Georgia. Note that all directions given in the following report (left, right, front, rear, etc.) are given from the perspective of facing the building from E. Solomon Street. The building is composed of three levels. The front 1/3 of the building appears to be newer construction than the rear 2/3 of the building. NOT TRUE.

The basement level was once a jail. The floor of the basement is a concrete slab on grade for most of the basement. A portion of the corridor along the right of the basement near the rear of the building slopes down to a brick floor. The main level consists of office space in the front 1/3 of the building and a fire station in the rear 2/3 of the building. There are no doors connecting the office space to the fire station on the main level. The fire station has a wood framed loft on the right side of the building that served as a kitchen area. Wood framed stairs lead from the main level office space to the upper level. The upper level of the building consists of large open rooms. The upper level has a loft along the left side of the building. A stair well on the rear of the building bypasses the main level and connects the basement to the upper level.

Except for the floor of the fire station, each floor of the structure is composed of wood joists that bear on the building's load bearing masonry walls and/or are supported on an interior beam/column arrangement. The floor of the fire station appears to be a concrete slab on grade on the left side of the building. On the right side of the building the fire station floor is an elevated concrete slab on metal deck supported on steel beams and load bearing brick and CMU walls in the basement. The roof framing consists of two large wood roof girder trusses that span from front to back in the rear 2/3 of the building and bear on the building's load bearing brick walls. Wood ceiling joists and roof rafters span between the girder trusses and the load bearing masonry walls. Wood roof rafters also span from front to back in the front 1/3 of the building.

The overall condition of masonry and accessible steel, concrete, and wood components was found to be generally acceptable. The load bearing masonry walls appear to be in good condition throughout, with only localized areas requiring minor repairs. The majority of the wood floor joists on all floors of the building are in good condition, with the exception of some locations which exhibit evidence of water damage which is due to water entering the building through openings in the roof deck boards. Some moderate repair of wood framing will be necessary in isolated locations, as noted within the body of this report. The roof, including deck boards, should be replaced as soon as possible to stop the water from entering the building and causing further damage. We have been involved in several successful renovation projects of comparable size whose structure was in worse condition at the project's outset. If the framing issues noted in this report are corrected, there is no structural reason the building cannot become a functional facility once again. We estimate the cost of the structural repairs recommended in this report at \$219,800.

1.0 Introduction

This report contains the findings of a structural inspection of the building located at the Northeast corner of the intersection of N. 6th Street and E. Solomon Street in Griffin, Georgia. The inspection was conducted to determine the condition of the building's structural systems (i.e. floor, load bearing walls, roof, etc.). The results of this inspection were used to determine what is required to stabilize the building structurally so that it can be preserved for future use. The inspection should not be considered an exhaustive inspection of each and every structural component. Rather, the inspection should provide the owner and other interested parties with information on where structural problems exist and what type of actions will be needed to make the necessary repairs to stabilize the building. Note that all directions indicated in the following report (left, right, front, rear, etc.) are given from the perspective of facing the building from E. Solomon Street.

2.0 Methodology

Pi-Tech, Inc. conducted a visual inspection of the building on December 6, 2012. Our inspection included an overall assessment of visible framing, as well as targeted locations selected for demolition of ceiling and wall coverings throughout the structure, based on our experience with buildings of similar age and construction. Visual inspection was performed for the main level framing, the upper level framing, and the roof framing. Some areas of the building were readily visible, while representative areas for most of the building's structural framing systems in other areas required the targeted removal of wall and ceiling finishes. The building's load-bearing brick walls were inspected at the basement, main level and upper level inside the building and along the ground level on the exterior.

3.0 Overall Condition Assessment

The major structural systems of the building were inspected for damage and overall condition. These systems include the floor framing, load bearing masonry walls, and the roof system. The objective of our inspection was to determine where structural problems may exist and to give recommendations as to what repairs are necessary. The appendix contains representative photographs of the damage noted during our inspection.

3.1 Roof System

The roof system consists of wood roof rafters that bear on the building's load bearing masonry walls and/or two large wood roof girder trusses that span from front to back in the rear 2/3 of the building and bear on the building's load bearing masonry walls. Wood roof rafters also span from front to back in the front 1/3 of the building. Wood roof deck boards span across the top of the rafters. Most of the water damage in the building is due to water entering the building through gaps in the deck boards (Figure 1). Some areas of the roof rafters on the left side of the building were inaccessible or were not visible due to insulation (Figure 2). The entire roof decking should be removed and replaced and special attention given to the roof rafters. Any damaged rafters should be replaced or repaired using sister joists. Figures 3 through 6 are representative of water damage to the upper level ceiling framing as a result of water infiltrating the roof deck.

3.2 Floor Framing

With the exception of the floor of the fire station, the floor systems are similar throughout all levels of the subject property. The floor framing consists of wood floor joists that bear on the masonry walls and/or on an interior beam/column arrangement. The majority of the wood joists appear to be in good condition where inspected. Localized areas of water damage to the floor joists are noted in Figures 7, 8 and 9. It is recommended that the subflooring and/or ceiling be removed in these areas and the joists examined to determine the extents of the water damage. Any damaged joists should be replaced or repaired with sister joists.

The floor of the fire station appears to be a concrete slab on grade on the left side of the building and an elevated slab on metal deck on the right side of the building. The beams supporting the slab span between load bearing masonry walls. The slabs, beams and masonry walls appear to be in good condition with only evidence of minor corrosion of the beams in localized areas. It is recommended that all beams exhibiting corrosion be cleaned per SSPC SP3 and painted with a corrosion inhibiting paint system.

3.3 Masonry Walls & Foundation

The load bearing walls of the building are composed of concrete masonry units (CMU) or of multiple wythes of clay brick. Overall, these walls are in good condition. Some deterioration of the mortar joints of the clay brick walls was noted in localized areas of these walls (Figure 10).

The load bearing masonry walls were constructed with beam pockets to accept the ends of the floor and roof framing members. The brick work at these bearing points is generally in good condition and no significant rot of the wood members at these locations was noted.

3.4 Additional Observations

Several inactive termite tubes were noted throughout the building (Figures 11 and 12). However, no active infestations were observed. Sample areas were investigated with hammer and chisel and by drilling small test holes in the wood. The wood framing showed no significant damage due to termites.

Standing water was observed in the stair well located on the left side of the building (Figure 13). The water is trapped against the building and has caused minor damage to the wood framing around the door. This has not caused major damage to date, but should be remedied to divert water away from the building to prevent further damage.

4.0 Cost Estimate

A cost estimate was prepared for the structural repairs recommended in this report. Note that the repairs do not account for the abatement of any hazardous materials that may be disturbed in the process of performing these repairs. The roof repair estimate was provided by L.E. Schwartz & Son (Joe Hanson at 478-745-6563 is the contact). This estimate included complete removal and replacement of the roof decking.

Roof Repairs		\$150,000
Upper Level Ceiling Repairs	1500 SF @ \$20/SF	\$30,000
Upper Level Floor Repairs	1000 SF @ \$20/SF	\$20,000
Main Level Floor Repairs	500 SF @ \$20/SF	\$10,000
Repainting Steel Members	800 SF @ \$6/SF	\$ 4,800
Repointing Brick	500 SF @ \$10/SF	\$ 5,000
Total Estimated Cost		\$219,800

5.0 Conclusions

Overall, the exterior shell and structural steel skeleton of the building are in good condition. Most of the floor systems are also in good condition, with limited exceptions as noted in the body of this report. Minor repairs to wood framed floors and roof will be necessary at these locations. Active leaks should be repaired as soon as possible to prevent further damage to the building's structure. Repairs to the floor and roof systems range from installation of sister joists to replacement of subflooring and roof deck.

Please note that while our inspection was extensive, and involved the removal of limited areas of existing floor, wall and ceiling coverings, it was visual and primarily non-destructive in nature. As a result, inspection of hidden structural elements and conditions throughout the building was not possible, and the findings within this report do not guarantee that hidden damage does not exist.

6.0 Appendix



Figure 1: Gaps in Roof Decking (Typical)



Figure 2: Insulation in Attic (Typical)



Figure 3: Water Damage in Upper Level Ceiling (Typical)



Figure 4: Water Damage in Upper Level Ceiling

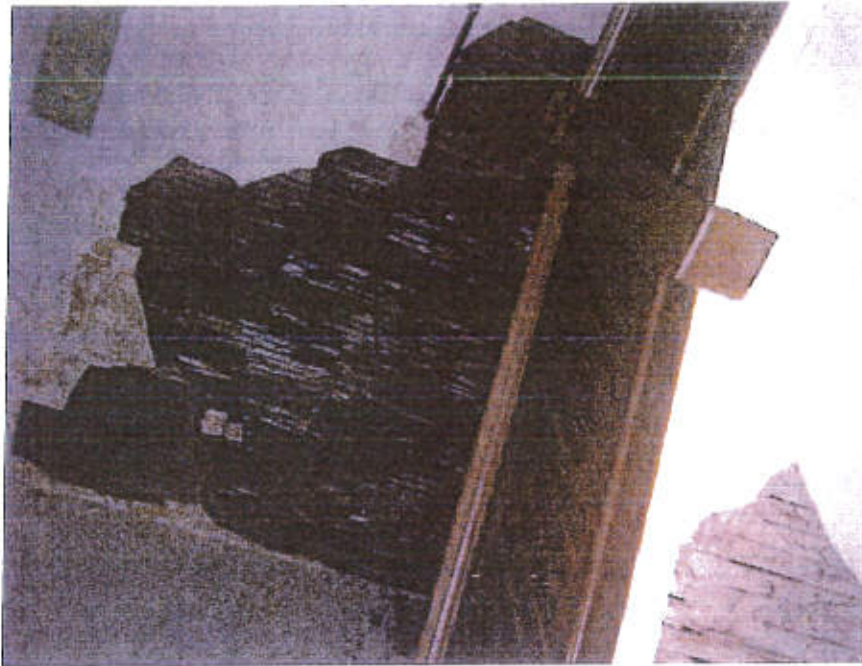


Figure 5: Water Damage in Upper Level Ceiling Above Stairs



Figure 6: Water Damage at Stairs in Office Space of Main Level



Figure 7: Water Puddle on Upper Level Floor



Figure 8: Water Damage on Upper Level Floor



Figure 9: Water Damage to Upper Level Joists Viewed From Fire Station Loft



Figure 10: Repoint Brick Mortar Joints in Basement



Figure 11: Termite Tube in Fire Station Loft

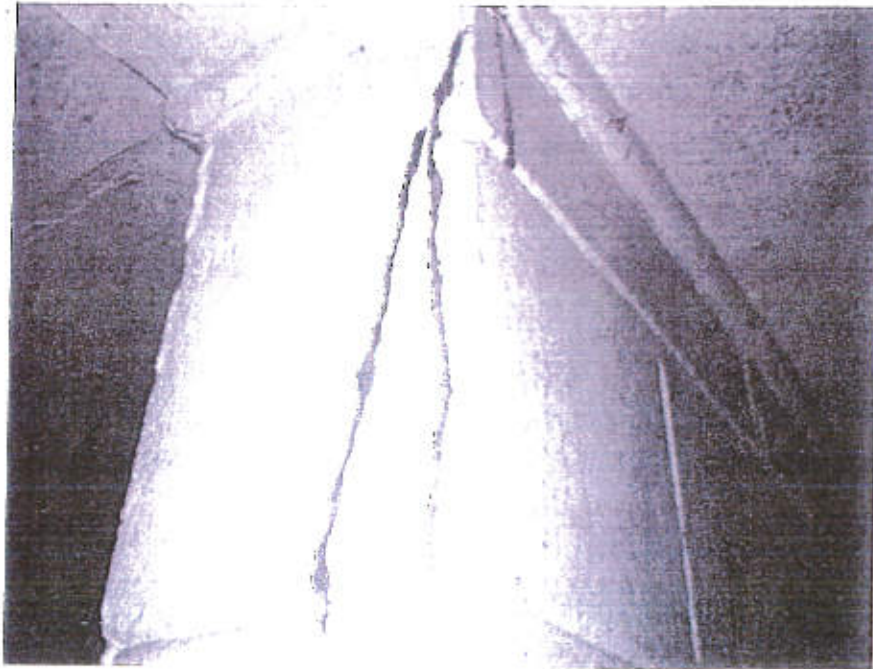


Figure 12: Termite Tube on CMU Wall in Basement



Figure 13: Standing Water in Front Left Stair Well

Photos





Existing roof conditions





Existing roof
conditions



Letters of Support

- Griffin Spalding Historical Society
- Griffin Historic Preservation Commission
- City Commission Resolution *(BOC meeting July 22; COG staff spoke with Carole Moore regarding public hearing schedule; approved for COG to submit after public hearing date)*
- State Representative
- State Senate
- The Georgia Trust
- Griffin Downtown Development Authority
- Griffin Central Services

The Griffin-Spalding Historical Society

633 Meriwether Street
Griffin, Georgia 30223
770.229.2432
www.griffinhistory.com

July 10, 2014

Ms. Carole Moore
Grants Coordinator
Historic Preservation Division
Georgia Department of Natural Resources
254 Washington Street, SE, Ground Floor
Atlanta, Georgia 30334

***RE: City of Griffin's Application for the Georgia Heritage Grant Program
Development Project***

Dear Ms. Moore,

The Griffin-Spalding Historical Society is in support of the City of Griffin's application for the Georgia Heritage Grant Program Development Project. The City is in dire need of this grant in order to rehabilitate the roof of the Old City Hall, which is currently in disrepair and listed as a 2014 Place of Peril by the Georgia Trust for Historic Preservation. Without this grant, the issues will not be able to be addressed, and unfortunately, could result in the disintegration of the structural integrity of the building.

The Griffin-Spalding Historical Society ("GSHS") is actively involved in protecting and preserving historic buildings in our community, and Old City Hall is one of the most important, and unfortunately, in one of the most deteriorated conditions in the community. Members of the GSHS recently participated in a clean-up day sponsored by the City at Old City Hall on May 10, 2014. Clearly, the City is using its resources, both monetary and physically, to attempt to save this structure. At this point, the City needs help from its local community, as well as the state community.

The GSHS wishes to assist the City in whatever capacity reasonably necessary to preserve this landmark. The funds from this grant would create a tremendous step in the right direction for the City and its historical landmarks. Therefore, I am asking that you please approve the City's application for the Georgia Heritage Grant.

Sincerely,



Jessica Whatley O'Connor
President, Griffin-Spalding Historical Society



Planning & Development Services

Planning & Zoning | 100 S. Hall Street - P.O. Box 71 | Griffin, GA 30224

P 770.233.4130 F 770.233.2915 W www.cityofgriffin.com

July 10, 2014

Carole Moore
Grants Coordinator
Historic Preservation Division
Georgia Department of Natural Resources
254 Washington Street, S.E.
Ground Floor
Atlanta, Georgia 30334

Dear Ms. Moore:

The City of Griffin Historic Preservation Commission is in support of the City's application for the Georgia Heritage Grant Program Development Project grant. The grant application is for a brick and mortar rehabilitation activity to help address leaks and subsequent water damage of a failing roof. The current conditions are at the point that if not addressed, could compromise the structural integrity of the roof system. Unfortunately, the existing roof is sheltered with a tarp which is highly ineffective against strong wind and rains. The proposed work will allow the City to address the issue and provide a superior measure of protection in this transitional phase of the buildings preservation.

The Historic Preservation Commission supports the building's preservation including volunteering of time and resources of its members. The members recently participated in the City Hall Clean-Up Day, May 10, 2014. The clean-up included debris removal of ceiling plaster, wall plaster and drop ceiling tiles which had fallen due to water damage from the leaking roof.

Our desire is to assist and support the City's effort to preserve this irreplaceable landmark. Our first step is to secure funding to protect the building from water damage. Please consider the City's application for approval of the Georgia Heritage Grant.

Sincerely,

Jim Ogletree, Chair
Griffin Historic Preservation Commission

Taurus L. Freeman
Director
Planning and Development

Growing **TOGETHER**



Planning & Development Services

Planning & Zoning | 100 S. Hill Street - P.O. Box T | Griffin, GA 30224

P 770.233.4130 F 770.233.2915 W www.cityofgriffin.com

July 10, 2014

Carole Moore
Grants Coordinator Historic Preservation Division
Georgia Department of Natural Resources
254 Washington Street, S.E.
Ground Floor
Atlanta, Georgia 30334

Dear Ms. Moore:

As the governing body of the City, we the undersigned are in support of the City's Georgia Heritage Grant Program Development Project application.

We understand the vital need for the renovation of Griffin's City Hall building. One of the avenues the City utilized in raising awareness of this irreplaceable structure was to apply for and receive listing on The Georgia Trust 2014 Places in Peril. As part of the Places in Peril application, the roof condition was identified as "the most immediate and substantial threat to the building". Problems identified for the roof were leaks and subsequent water damage to the point that could compromise the structural integrity of the roof if not addressed. The City covered a portion of the roof with a tarp. Unfortunately, the tarp protection has been ineffective within strong wind and heavy rain conditions. The proposed work will allow the installation of a more substantial and efficient transitional measure to mitigate future water damage.

Most recent on July 8, 2014, the structure was approved to be included on the Spalding County Special Purpose Local Option Sales Tax (SPLOST) project list. The SPLOST referendum will be decided upon by the public in November 2014.

We the undersigned members of the governing body of the City of Griffin fully support the City's endeavor to participate in the Georgia Heritage Grant Program Development Project and appreciate the opportunity to be proactive in this pivotal phase of the building's preservation.

Ryan McLemore, Chairman, City of Griffin

Kenny Smith, City Manager

Cynthia Reid-Ward, City Commissioner

Dick Morrow, City Commissioner

Cora Flowers, City Commissioner

Rodney McCord, City Commissioner

Joanne Todd, City Commissioner

Doug Hollberg, City Commissioner

Growing **TOGETHER**

Board Of Commissioners: Rodney McCord • Cora Flowers • Doug Hollberg • Ryan McLemore, Chairman • Dick Morrow • Cynthia Reid-Ward • Joanne Todd

From: Moore, Carole [<mailto:Carole.Moore@dnr.state.ga.us>]
Sent: Friday, July 11, 2014 12:38 PM
To: Wanda D. Moore, PLA
Subject: RE:

Wanda-this looks fine. You can bind the 3 separate copies if you wish. Also, don't forget to submit one copy of your application on a CD.

Carole.Moore@dnr.state.ga.us
Tax Incentives & Grants Coordinator
Historic Preservation Division
Ga. Dept. of Natural Resources
254 Washington St.
Ground Floor
Atlanta, Georgia 30334
404-651-5566
Carole.moore@dnr.state.ga.us
www.georgiashpo.org

Subscribe to our newsletter:
<http://bit.ly/9ZqK4f>

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www.facebook.com/georgiashpo

From: Wanda D. Moore, PLA
Sent: Friday, July 11, 2014 11:52 AM
To: 'carole.moore@dnr.state.ga.us'
Subject: Tab regarding resolution

Importance: High

Is this appropriate for our submittal? See verbiage re: the required Resolution....

Can we bind three separate copies of our submittal or do you prefer the documents in a package so they are "loose" format?

Wanda D. Moore, PLA
Planning and Development - Principal Planner



100 S. Hill Street
Griffin, GA 30223

P: 770/ 233-4130
E: wdmoore@cityofgriffin.com
W: cityofgriffin.com



DAVID KNIGHT
REPRESENTATIVE, DISTRICT 130
P.O. Box 1486
GRIFFIN, GEORGIA 30224
(cell) 678-464-4928

E-MAIL: David.Knight@house.ga.gov

HOUSE OF REPRESENTATIVES **STANDING COMMITTEES**

401-H State Capitol
(404) 859-7857 - Office
(404) 404-651-9730 -Fax

SMALL BUSINESS DEVELOPMENT
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APPROPRIATIONS, BANKS & BANKING
GAME, FISH & PARKS, HIGHER EDUCATION

7/10/2014

Carole Moore
Grants Coordinator
Historic Preservation Division
Georgia Department of Natural Resources
254 Washington Street, S.E.
Ground Floor
Atlanta, Georgia 30334

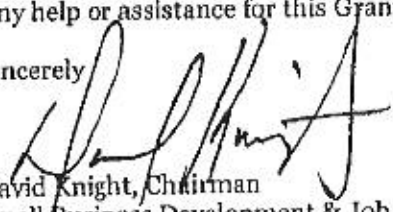
Dear Ms. Moore:

I am writing in support of the City of Griffin Georgia Heritage Grant Program application. The City Hall building is an important historical resource located within the Griffin Commercial Historic District and on the National Registry of Historic Places. Any funds that are available for its restoration and/or stabilization would be very much appreciated.

I appreciate what the GA DNR, through its Historic Preservation Division, does in helping preserve our local heritage.

Any help or assistance for this Grant Program Application will be greatly appreciated.

Sincerely


David Knight, Chairman
Small Business Development & Job Creation

RONNIE CHANCE
District 16
P.O. Box 267
Tyrone, Georgia 30290
Tel: (770) 969-9155
Fax: (770) 969-9755

236 State Capitol
Atlanta, Georgia 30334
Tel: (404) 463-1366
Fax: (404) 657-9887

E-mail: Ronnie.Chance@senate.ga.gov



The State Senate
Atlanta, Georgia 30334

COMMITTEES:

Appropriations
Economic Development, Ex-Officio
Finance
Reapportionment and Redistricting
Regulated Industries and Utilities
Rules, Ex-Officio
Transportation

MAJORITY LEADER

July 11, 2014

Ms. Carole Moore, Grants Coordinator
Historic Preservation Division
Georgia Department of Natural Resources
254 Washington Street, S.E., Ground Floor
Atlanta, Georgia 30334

RE: City of Griffin, Georgia Heritage Grant Program Application

Dear Ms. Moore:

I would like to express my support of the City of Griffin's efforts to renovate its historic City Hall Building through a Georgia Heritage Grant Program application.

This unique structure is listed on the National Registry of Historic Places and is located within the Griffin Commercial Historic District. As such, preservation of the old City Hall is paramount to the continued success of surrounding businesses and other revitalization efforts within this area of the city. To delay these repairs and renovations will only result in further damage to the structure and greater costs in the future.

The Department of Natural Resources, through its Historic Preservation Division, is essential to sustaining the rich heritage of our past throughout the state. Your leadership role in this important effort is highly valued.

Your full consideration of this important funding request from the City of Griffin is greatly appreciated.

Sincerely,

Ronnie Chance



THE GEORGIA TRUST

RECLAIM • RESTORE • REVITALIZE

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Chairman, Rome

Mr. Nathaniel Hansford,

Immediate Past Chairman, Lexington

Mr. William B. Peard,

Vice Chairman/Treasurer, Atlanta

Mr. W. Benjamin Barkley,

Secretary, Atlanta

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Mr. Mark Williams, *Atlanta*

Mr. Mark C. McDonald, *President & CEO*

**The Georgia Trust
For Historic Preservation**
1516 Peachtree Street, NW
Atlanta GA 30309-2908
404-881-9980
Fax 404-875-2205
www.georgiatruster.org

July 10, 2014

Carole Moore, Tax & Grants Coordinator
Historic Preservation Division
Georgia Department of Natural Resources
254 Washington St. SE
Ground Floor
Atlanta, Georgia 30334

Re: Georgia Heritage Grant, Griffin City Hall

Dear Carole,

I am pleased to support the City of Griffin's request for a Georgia Heritage Grant to assist with the preservation of the historic Griffin City Hall.

As you may be aware, The Georgia Trust identified the Griffin City Hall as a 2014 *Place in Peril*. When reviewing this site as a possible *Place in Peril*, we were intrigued by its Beaux Arts architecture and impressed with the potential for reuse in the heart of Griffin's promising downtown area as well as the city's motivation to see the building preserved. The Griffin City Hall has strong group of local advocates and the support of city officials.

The City of Griffin intends to use any grant money toward roof repairs that will prevent further damage, a project which I believe to be of the utmost importance in the building's preservation for the future.

Thank you for your consideration of the City of Griffin's request and if I can offer any further information or answer any questions that you may have, please do not hesitate to call me at 404-885-7801.

Truly Yours,

Mark C. McDonald



DOWNTOWN DEVELOPMENT AUTHORITY

OF THE CITY OF GRIFFIN, GEORGIA

Bruce Ballard, *Chairman*
Otis Blake, III, *Vice Chairman*
Ryan McLemore • Daniel Searcy
Nat Doughtie • Joey Scanlon
Daa'ood Amin

10 July 2014

Carole Moore, Grants Coordinator
Historic Preservation Division
Georgia Department of Natural Resources
254 Washington Street, S.E., Ground Floor
Atlanta, Georgia 30334

Dear Ms. Moore:

The Griffin Downtown Development Authority (DDA) is the designated economic development organization for the City of Griffin. The mission is to encourage, develop, and preserve an economically viable central business district utilizing public and private resources to implement the community's vision of a more livable downtown district.

The DDA is in support of the City's application for the Georgia Heritage Grant Program Development Project grant. The funds will be used to place a protective covering over the Historic City Hall to stop further water damage to the structure. The current conditions are at the point that if not addressed, could compromise the structural integrity of the roof system. Unfortunately, the existing roof is sheltered with a tarp which is highly ineffective against strong wind and rains. The proposed work will allow the City to address the issue and provide a superior measure of protection in this transitional phase of the buildings preservation. Renovation of the building will go before the voters in Spalding County as a project on the SPLOST referendum this November. The DDA has recommended to the Board of Commissioners that the building be repurposed into a museum, meeting spaces, and have a commercial space as well.

The DDA supports the building's preservation by organizing a Historic City Hall Clean-Up Day, May 10, 2014. The clean-up included debris removal of ceiling plaster, wall plaster and drop ceiling tiles which had fallen due to water damage from the leaking roof. It is our intent to organize a similar event in the fall.

Our desire is to assist and support the City's effort to preserve this irreplaceable landmark. Our first step is to secure funding to protect the building from water damage. Please consider the City's application for approval of the Georgia Heritage Grant.

Regards,

Kenwin M. Hayes, Sr.
Executive Director – Downtown Development Authority

From: Phill Francis
Sent: Friday, July 11, 2014 11:31 AM
To: Kenwin M. Hayes, Sr.
Subject: Disposal Historic City Hall

Kenwin:

Pursuant to our conversation of today please be advised of the following :

Hauling and disposal of old roofing material is estimated at 10 (ten) hauls.
Fees per haul are \$200.00 each for an estimated total of \$2,000.00

Thanks.

Phill Francis
Central Services Director



100 S. H. Street
Griffin, GA 30203

P: 770-229-6431

F: 770-229-6607

Legal Description

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GRIFPIN HOSPITAL ASSOCIATION TO CITY OF GRIFPIN.

GEORGIA, SPALDING COUNTY,

THIS INDENTURE MADE AND ENTERED INTO THIS THE 3rd DAY OF FEBRUARY 1910, between J. W. Gresham, Mayor of the City of Griffin, J. A. Drewry, Ordinary of Spalding County, Georgia, and W. H. Wheaton Clerk of the Superior Court of Spalding County, Ga, as trustees of the Griffin Hospital Association, parties of the first part and City of Griffin, a municipal corporation of said State, party of the second part, WITNESSETH; That WHEREAS on the 3rd day of February 1910 at a meeting of the Board of Directors of the Griffin Hospital Association duly and regularly called and held at which meeting a quorum of said Board was present, and the following resolution was introduced and duly and regularly adopted and spread upon the minutes of said association.

"RESOLVED:- that the proposition from The City of Griffin to purchase the present Hospital site, exclusive of the buildings, for the sum of \$5,000 be accepted; That the trustees be and they are hereby authorized and empower to sell and convey the said property to the City of Griffin and that the proceeds of said sale be at once invested in a piece of property between Merriweather and College Streets in the City of Griffin. And the Board of Directors proceed at once to erect a Hospital on said property to be purchased and that said property purchased be held by said Trustees in the same manner and for the same purpose as the present property is held."

Now, therefore in pursuance and obedience to the above resolution and for and in consideration of the sum of Five Thousand Dollars cash in hand paid, at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged by said parties of the second part to the said parties of the first part, said parties of the first part doth bargain sell alien and convey unto the said parties of the second part their associates, and successors, the following property, - "The lot or parcel of land situated, lying and being in the City of Griffin, said State and County, at the Northeast corner of Solomon & 6th Street, being known and distinguished as part of lots No. 3 and 4 in the block No. 35 except $\frac{1}{2}$ of an acre of land lying on East side of said tract, sold to J. W. Bishop heretofore by former owner of said lot, and also except $\frac{1}{2}$ of an acre on the Northwest corner of said lot sold to W. E. Barrow heretofore by former owner of said lot, The land here conveyed containing $\frac{1}{2}$ acre and bounded, North by land owned by O. A. Read, and Slatons Alley, East by lands now owned by Mrs. L. L. Heinz, South by Solomon Street, and West by 6th Street.

Proceeds of the sale of this property having been invested in the Hospital and site located between Merriweather and College street in the City of Griffin, for the same purpose and use as above described property is held and used.

same purpose and use as above described property is held and assigned to have and to hold the above described property, with all its rights and appurtenances thereto belonging, unto the said party of the 2nd part, their successors and assigns forever in fee simple. And said party of the first part as against themselves as trustees of said Hospital Association and for said Hospital Association will forever warrant and defend the title of the above described property, against their claims and claims of all other parties whatsoever.

In witness whereof said parties of the first part has hereunto set their hands and seals the day and year first above written.

Signed, sealed executed and delivered
in the presence of
Robt. T. Daniel
Wm. E. K. Searcy, Jr.
N. P. S. Co. Ga.

J. W. Grasham (Seal)
Mayer of the City of Griffin.
J. A. Drewry (Seal)
Ordinary Spalding County Georgia.
W. H. Wheaton (Seal)
Clark Superior Court Spalding County
Georgia.

Trustees of & for Griffin Hospital Association

Recorded Feby. 4, 1910.

STATE OF GEORGIA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that H. G. Thurman of the County of Spalding, State of Oregon, heirs, executors and administrators, in the just and full sum of Six thousand Five Hundred dollars for the true payment of which he bind his heirs, executors and administrators, jointly and severally, firmly by these presents. Sealed to his hand and dated this 5th day of February 1910.

Sealed with his sealing date this 27th day of February 1910.
The position of the above obligation is such, that, whereas, the said Mrs. George Hartmann (maiden name Pl. Hartmann) has this day made and delivered to said H. G. Hartmann five (5) certain Promissory Notes for the sum of Thirty two hundred & fifty dollars, to be paid due as follows: \$650.00 Febr. 5, 1911; \$650.00 Febr. 5, 1912; \$650.00 Febr. 5, 1913; \$650.00 Febr. 5, 1914; \$650.00 Febr. 5, 1915; with interest at 8% per annum after maturity until paid.

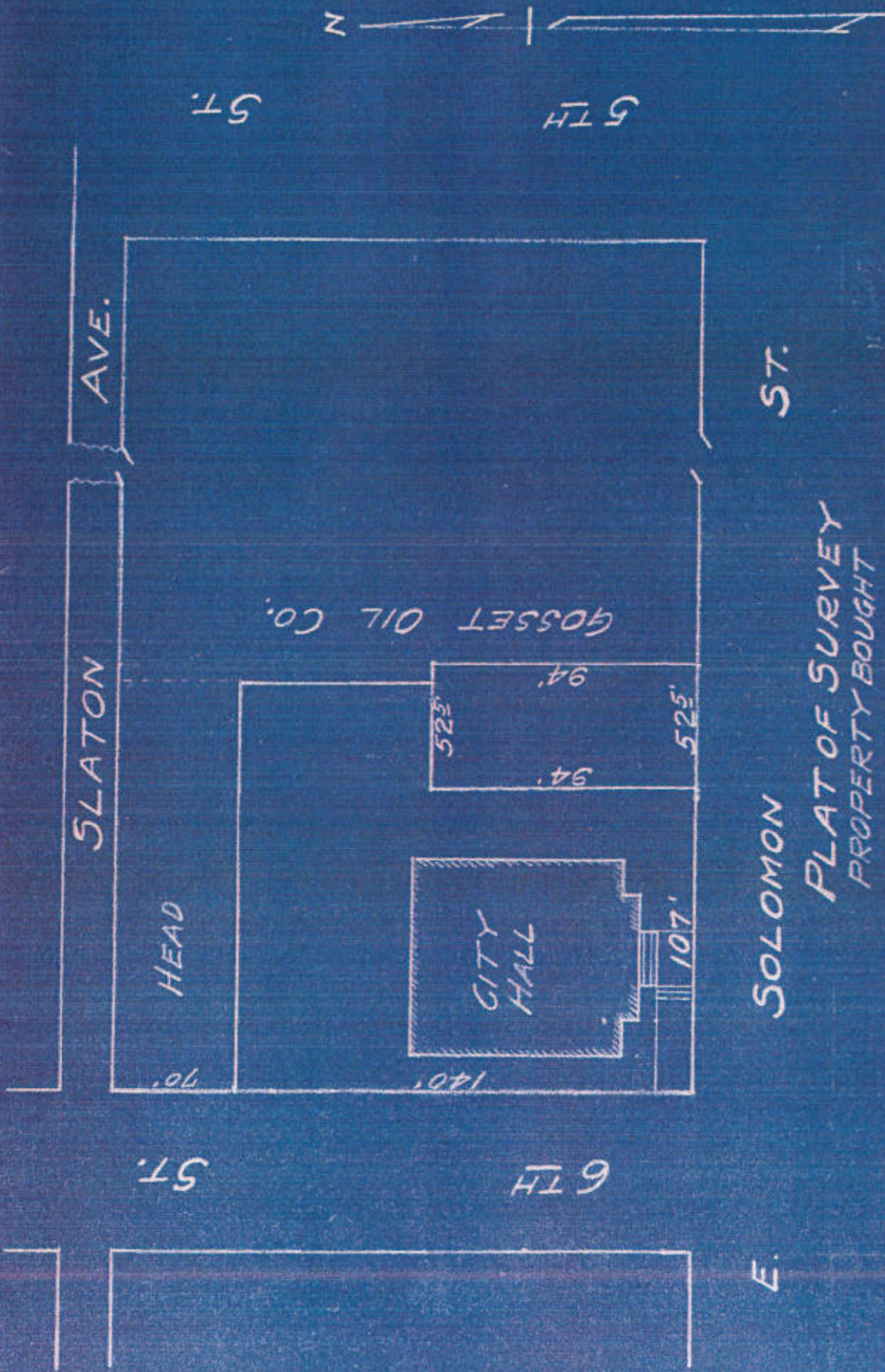
with interest at 6% per annum after maturity until paid.
NOW, should the said Mrs. George Hartshorn well and truly pay said the said Promissory Note, should the said H. G. Thurman bind himself to make or cause to be made to said Mrs. George Hartshorn good and sufficient titles in Fee-Simple by warranty deed to said that tract of land lying & being in Spalding, Co. Ga. and being fifty (50) acres off South-East corner of lot 208 and six (6) acres more or less off of lot 207 and adjoining the above tract on the South. Said tract containing in the aggregate fifty six (56) acres in one body, & being bounded North by lands of Mrs. Hartshorn West by lands of Mrs. Walker & B. N. Barrow South by lands of B. N. Barrow & J. M. Kinard & Griffin & High Falls public Road & West by Spalding Cotton Mills & J. M. Kinard with all the rights, members and appurtenances to said lot of land in any way appertaining and belonging, which if the said H. G. Thurman should do, then this bond to be null and void, else to remain in full force and virtue.

Attest: Wm. H. H. Searcy, Jr., H. P. 3. Co. Ga.

H. G. Thurman (Seal)

Recorded Feb'y. 7, 1910.

01042.



SOLOMON ST.

PLAT OF SURVEY
PROPERTY BOUGHT
BY

CITY OF GRIFFIN, GEORGIA.

SCALE: 1 IN = 50 FT. MARCH 22ND, 1931.

N. S. WESTBROOK, C. E.
GRIFFIN, GEORGIA.