

# Courthouse HDGP Report (May 2026)

## Historic Preservation Grant



### Purpose of This Report

This report summarizes the specific rehabilitation work being accomplished under the Historic Preservation Grant for the Giles County Courthouse. It is intended to provide clarity on the grant-funded scope, as some confusion has arisen between this work and the separate county-funded renovation project occurring along the same timeline.

It should also be noted that only certain work qualifies for administration under this grant, as all eligible work must conform to the Secretary of the Interior's Standards for Rehabilitation and applicable National Park Service Historic Preservation Briefs.

### Summary of Grant-Funded Work Items

Item	Work Element	Location / Feature
1	North & South Entry Landings and Steps	Exterior — North & South Entries
2	East Porch (Main Entry) Structural Rehabilitation	Exterior — East Entry Porch
3	Basement Structural Arch Crack Repair	Interior — Basement
4	Exterior Limestone Repairs and Cleaning	Exterior — All Facades
5	Exterior Door Hardware Replacement	Exterior — All Four Sides (8 Doors)

### Detailed Work Item Descriptions

Item 1: North & South Entry Landings and Steps	
<b>Existing Condition</b>	Due to security and fire marshal requirements, the original exterior doors were reconfigured to swing outward. The exterior doors on the North and South sides of the courthouse swing out to steep steps without a landing, which does not meet current safety standards.
<b>Grant Work Scope</b>	<ul style="list-style-type: none"> <li>Remove existing landings at the north and south sides; salvage existing granite steps for reuse.</li> <li>Pour new concrete stoop at first floor level, sloping 1/8" per foot away from the building, full width to 4'-0" from face of door, providing new landings at reversed doors.</li> <li>Relocate salvaged granite steps.</li> <li>Provide concrete footing and CMU retaining wall to support reused steps in new positions.</li> </ul>



	<ul style="list-style-type: none"> <li>• Provide new 1-1/2" diameter steel handrails and posts with decorative infill — pattern to match the original wrought iron balcony rails — along each retaining wall and down the center walking path.</li> <li>• Paint handrails as described in exterior maintenance specifications.</li> <li>• Pour quarter-round extensions of the existing sidewalk to maintain 5' clear from the edge of the steps to the edge of the walking path for pedestrian circulation.</li> </ul>
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**Item 2: East Porch (Main Entry) Structural Rehabilitation**

<b>Existing Condition</b>	The East porch is the main entrance of the courthouse and is showing significant signs of structural deterioration.
<b>Grant Work Scope</b>	<ul style="list-style-type: none"> <li>• Replace the porch slab: 8" concrete slab (4,000 psi @ 28-days) reinforced with #5 @ 12" each way.</li> <li>• Remove existing tile; clean, store, and reinstall once new slab is constructed.</li> <li>• Brace steps and columns as necessary during construction.</li> <li>• Expose reinforcing below cracks in beams: if reinforcing has lost more than 10% of its cross-sectional area, remove and replace the beams; otherwise, patch with non-shrink, high-strength grout and repair remaining cracks with pressure-injected epoxy.</li> <li>• Pour new slab at same elevation as first floor (adjusted for paver thickness).</li> <li>• Reinstall original marble tile using Polymer Modified Thinset mortar over waterproofing membrane (Laticrete, Mapei, or approved equal).</li> </ul>

**Item 3: Basement Structural Arch Crack Repair**

<b>Existing Condition</b>	The structural arches in the basement have vertical cracks at their mid-points that appear to extend through the entire thickness of the arches.
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<b>Grant Work Scope</b>	<ul style="list-style-type: none"> <li>• Repair method: pressure injection of epoxies into cracks.</li> <li>• Install flush-mount injection ports along cracks, set with removable paste.</li> <li>• Apply paste along cracks prior to epoxy injection.</li> <li>• Inject epoxy through ports.</li> <li>• Once epoxy has cured, remove ports and removable paste sealant from exterior surface to provide a relatively smooth finish.</li> </ul>
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**Item 4: Exterior Limestone Repairs and Cleaning**

<b>Existing Condition</b>	Generally, the exterior limestone is in good condition; however, there are stone spalls, cracks, and chips that require repair, and some staining is present.
<b>Grant Work Scope</b>	<ul style="list-style-type: none"> <li>• Repair stone spalls, cracks, and chips using materials and methods following the Secretary of the Interior's Standards and National Park Service Historic Preservation Briefs.</li> <li>• Clean each facade of the building using the gentlest means available to remove existing stains.</li> </ul>

**Item 5: Exterior Door Hardware Replacement**

<b>Existing Condition</b>	There are eight exterior doors exiting on all four sides of the building with original hardware.
<b>Grant Work Scope</b>	<ul style="list-style-type: none"> <li>• Retain existing doors in place.</li> <li>• Install push-bar egress hardware on the inside of each of the eight exterior doors to address safety and security compliance requirements.</li> </ul>

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## Project Delivery Method & Contracting Requirements

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<b>Delivery Method</b>	Design / Bid / Build
<b>Bidding Requirements</b>	Community Development Block Grant (CDBG) bidding requirements apply to this grant-funded scope of work.
<b>County-Funded Portion</b>	The concurrent county-funded renovation work at the courthouse is being delivered under a separate Guaranteed Maximum Price (GMP) contract and is not subject to the grant's contracting requirements.

## Note on Scope Boundaries

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The five work items described above represent the complete scope of grant-funded historic preservation activity at the Giles County Courthouse. Any additional renovation, repair, or improvement work occurring at the property under county funding is separate and distinct from this grant and is not reflected in this report.

v/r,

G. S. Stowe  
Giles County Executive