

1 **A RESOLUTION TO APPROVE A GRANT FROM FUNDS PREVIOUSLY SET ASIDE**
2 **TO AID IN THE RESTORATION AND PRESERVATION OF THE GEORGE TOWNS**
3 **AND GRACE TOWNS HAMILTON HOMES, TWO HISTORIC PROPERTIES**
4 **ASSOCIATED WITH CIVIL RIGHTS HISTORY OF ATLANTA, AND FOR OTHER**
5 **PURPOSES.**

6
7 **WHEREAS**, Fulton County recognizes the importance of supporting historic
8 preservation, blight removal, and neighborhood revitalization in Vine City and across the
9 Westside, including projects that preserve Atlanta’s unique Civil Rights history, protect
10 historically significant Black cultural assets, and strengthen community identity for future
11 generations; and

12 **WHEREAS**, the Fulton County Commission is dedicated to supporting strategic
13 investments through public-private partnerships, grant programs, and other tools that
14 make the most efficient use of taxpayer dollars; and

15 **WHEREAS**, Invest Atlanta and Preserve Black Atlanta, Inc. have partnered to
16 restore and preserve the homes of two prominent Civil Rights leaders George
17 Alexander Towns, founder of the Niagara Movement, and his daughter Grace Towns
18 Hamilton, the first African American woman elected to the Georgia General Assembly
19 (1966); and

20 **WHEREAS**, the rehabilitation and preservation of the George Towns and Grace
21 Towns Hamilton Homes will not displace any legacy residents, and will remove
22 significant blight from the neighborhood while preserving two culturally significant
23 landmarks that reflect the history and legacy of Vine City and the broader Civil Rights
24 movement; and

1 **WHEREAS**, Preserve Black Atlanta, Inc has secured a \$1,000,000 Historic
2 Preservation Fund Grant from the National Park Service in 2021 to support the project;
3 and

4 **WHEREAS**, the total project budget is \$2,300,000, including \$1,000,000 (43.5%)
5 from the National Park Service Historic Preservation Fund Grant and a \$1,300,000
6 (56.5%) Westside TAD Grant; and

7 **WHEREAS**, the Fulton County portion of the Westside TAD Grant which needs
8 approval for this historic preservation project is \$350,000 (or 15.2% of the total
9 investment); and

10 **WHEREAS**, Invest Atlanta and Preserve Atlanta have engaged with the Vine City
11 neighborhood and have the full support of NPU-L for the project; and

12 **WHEREAS**, pursuant to Resolution 98-1452, adopted on November 18, 1998, as
13 amended by Resolution 05-0851 adopted on July 20, 2005, and Resolution 08-1010
14 adopted on December 17, 2008, collectively, the “County Resolution,” the Board of
15 Commissioners of Fulton County consented to the inclusion of its ad valorem property
16 tax increment to fund the Westside TAD through December 31, 2038; and

17 **WHEREAS**, the County Resolution requires that projects financed after
18 December 31, 2018, with Fulton County property tax increment generated within the
19 geographical boundaries of the Westside TAD shall be subject to approval by Fulton
20 County; and

21 **WHEREAS**, the Fulton County Board of Commissioners recognizes that one of
22 the highest and best use of all tax increment dollars contributed to the Westside TAD is
23 to fund projects that will fund projects that preserve historically significant sites,

1 strengthen cultural heritage, address affordability, and protect Westside Atlanta
2 communities.

3 **NOW, THEREFORE BE IT RESOLVED** that the Fulton County Board of
4 Commissioners hereby consents to the use of \$350,000 of its Westside TAD tax
5 increment dollars to be granted to the Atlanta Development Authority to aid in the
6 restoration and preservation of the George Towns and Grace Towns Hamilton Homes at
7 582 and 594 University Place in the Vine City neighborhood as described herein.

8 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
9 Georgia, this 6th day of May 2026.

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**FULTON COUNTY
BOARD OF COMMISSIONERS**

Sponsored by:

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Dana Barrett, Commissioner
(District 3)

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ATTEST:

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29

Tonya R. Grier,
Clerk to the Commission

30

APPROVED AS TO FORM:

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32
33
34

Y. Soo Jo, County Attorney

35

George Towns & Grace Towns Hamilton Homes

582 & 594 University Place – Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD for Historic Preservation & Neighborhood Revitalization

Summary To authorize the release of \$325,000 of the Fulton County increment set aside in the Westside TAD to aid in the restoration and preservation of two historic homes in the Vine City neighborhood.

Funding Source Westside TAD

Location 582 & 594 University Place
Council District: 3 NPU: L APS District: 2
Fulton County District: 6

Type Historic Preservation

Developer Preserve Black Atlanta, Inc. (Development Partner)

- Community Benefits**
- The project will remove significant blight from the neighborhood.
 - The project creates a cultural and educational opportunity for students and the public to experience civil rights history.
 - These preserved landmarks may attract tourism to support local businesses within the area.
 - NPU-L supports the project funding to further advance community development goals, heritage education, and neighborhood revitalization within English Avenue and Vine City.

Development Budget

Sources	
National Park Service - Historic Preservation Fund Grant	\$1,000,000
Westside TAD	\$1,300,000
Total Sources	\$2,300,000

Uses	NPS	WTAD	Total
Hard Costs Construction	\$548,000	\$975,000	\$1,523,000
Soft Costs/Mgmt Services	\$202,000	\$135,000	337,000
A&E Services	\$160,000	\$40,000	\$200,000
Environmental Remediation	\$90,000	-	\$90,000
Contingency Costs	-	\$150,000	\$150,000
Total Uses	\$1,000,000	\$1,300,000	\$2,300,000

*Fulton County's portion of the Westside TAD is \$325,000 (15.2% of the total investment).

George Towns & Grace Towns Hamilton Homes

582 & 594 University Place – Fulton County District 6

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Project Description

In 2014, Invest Atlanta acquired properties located at 582 & 594 University Place as part of the larger acquisition of former Morris Brown properties. The properties are historically designated homes associated with two prominent Civil Rights leaders – George Alexander Towns (founder of the Niagara Movement) and his daughter Grace Towns Hamilton (the first African American woman elected to the Georgia General Assembly - 1966). The homes have deteriorated extensively as a result of abandonment, deferred maintenance, and fire damage over several decades. In an effort to preserve the legacy of both George Towns and Grace Towns Hamilton— both critical figures in local and national Civil Rights history – Invest Atlanta was approached by local non-profit organization, Preserve Black Atlanta (PBA), led by Dr. Karcheik Sims-Alvarado, who received the Historic Preservation Fund Grant for \$1M from the National Parks Service in 2021. Invest Atlanta subsequently entered into license and real property preservation services agreements with PBA to manage the restoration project.

Since this time, critical securitization, stabilization, and extensive clean-out of both properties has been completed. This allowed a structural assessment, architectural analysis, and drawings to be completed to develop the project’s full scope of work. Because federal funds are used, the project must comply with National Park Service preservation requirements in addition to going through a State Historic Preservation Office approval process. Approximately \$575K has been expended to date on the above work in addition to asbestos/lead abatement, partial roof repairs, exterior site work, and project management.

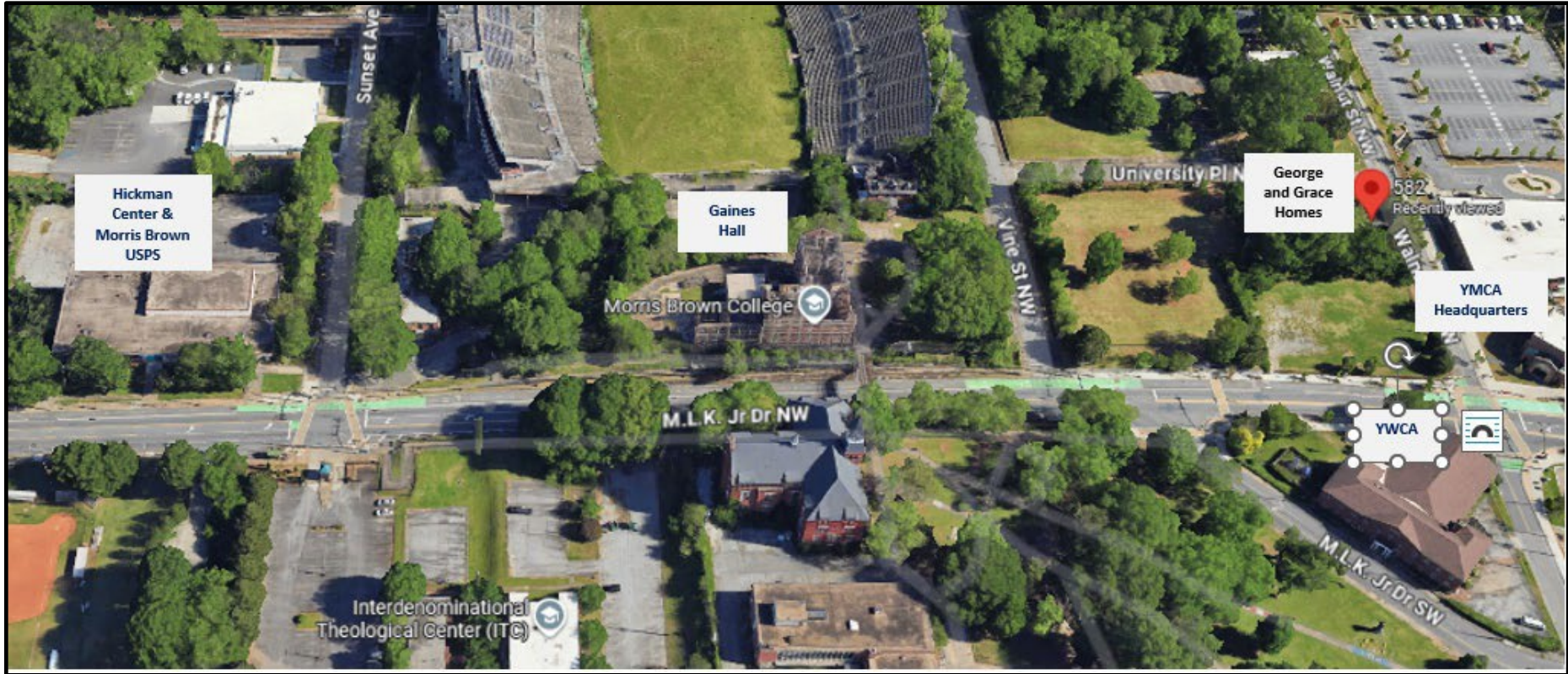
Permits for the full restoration of the Grace Towns Hamilton home were recently approved, and approval for the George Towns home is forthcoming. This request from the Westside TAD is to provide the additional funds needed to complete the interior and exterior restoration and preservation of these historic homes. TAD dollars will largely be directed to construction activities. Scope of work elements include but are not limited to:

- Complete replacement of the roof systems
- Foundation repairs
- Repairing/replacing interior framing
- Interior buildout
- Waterproofing
- Cleaning and repairing masonry
- Replacing all windows and doors
- Installing new mechanical equipment and ductwork
- Upgrading electrical wiring
- Installing plumbing
- Installing and repairing flooring

Per the guidelines of the grant, each property must be placed under a covenant agreement to ensure that the homes are used for a historically significant purpose for no less than 20 years. Once the preservation work for the homes is completed, Invest Atlanta will have the option to solicit a management partner responsible for stewarding the property as an anchor for inclusive community heritage and overseeing its educational programming,

George Towns & Grace Towns Hamilton Homes
582 & 594 University Place – Fulton County District 6
Approval to Release Fulton County Portion of Westside TAD for Historic Preservation

Project Location



George Towns & Grace Towns Hamilton Homes

582 & 594 University Place – Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD for Historic Preservation

Site Photos



Site Conditions (George Towns) <https://my.matterport.com/show/?m=ku3yotXHoTX>

Site Conditions (Grace Hamilton) <https://my.matterport.com/show/?m=iusnGXmjDkY>

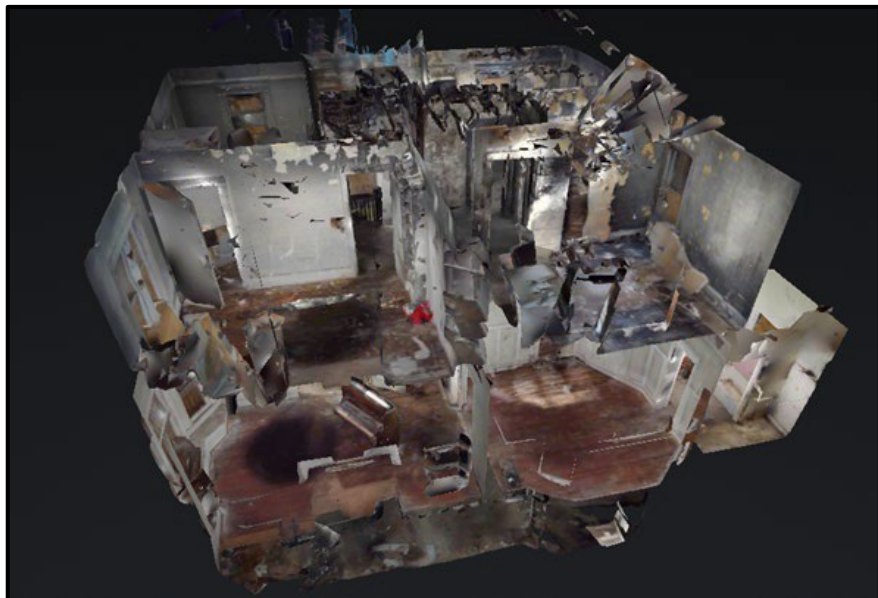


George Towns & Grace Towns Hamilton Homes

582 & 594 University Place – Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD for Historic Preservation

Site Photos - George Towns Home

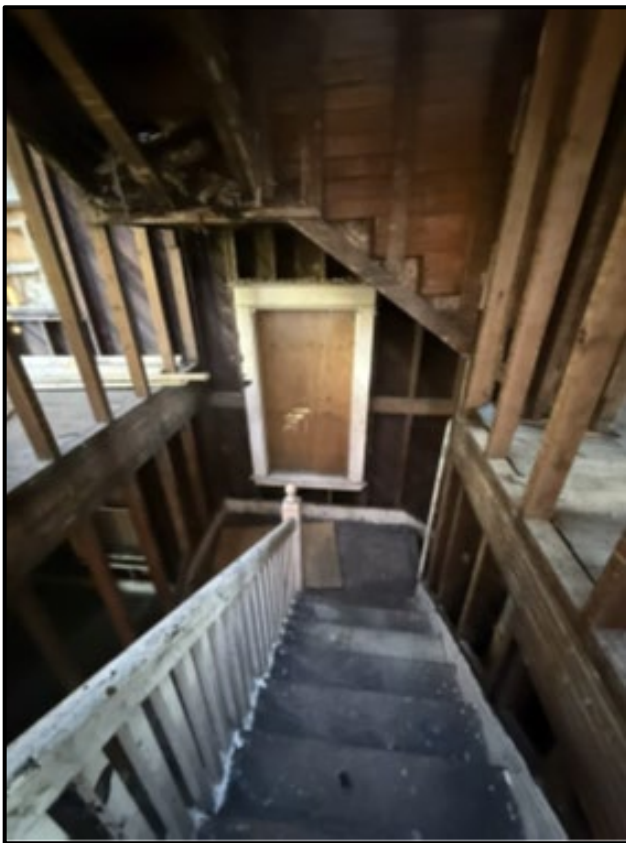


George Towns & Grace Towns Hamilton Homes

582 & 594 University Place – Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD for Historic Preservation

Initial Mitigation and Stabilization- George Towns Home



George Towns & Grace Towns Hamilton Homes

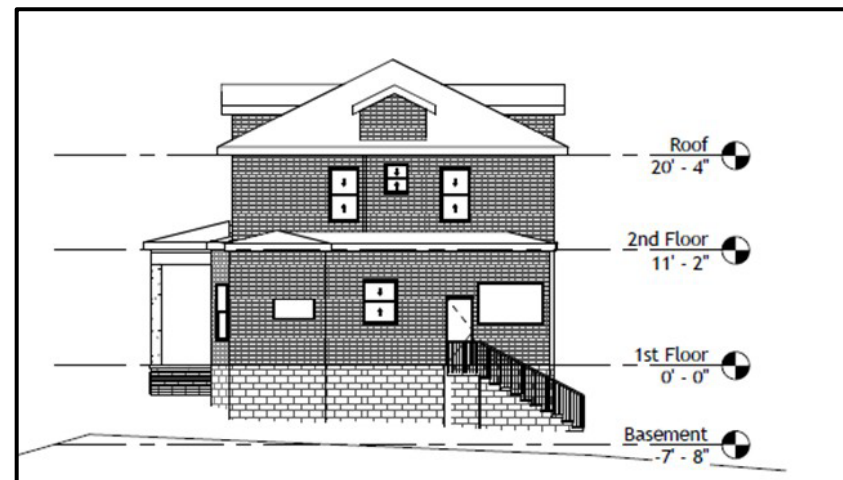
582 & 594 University Place – Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD for Historic Preservation

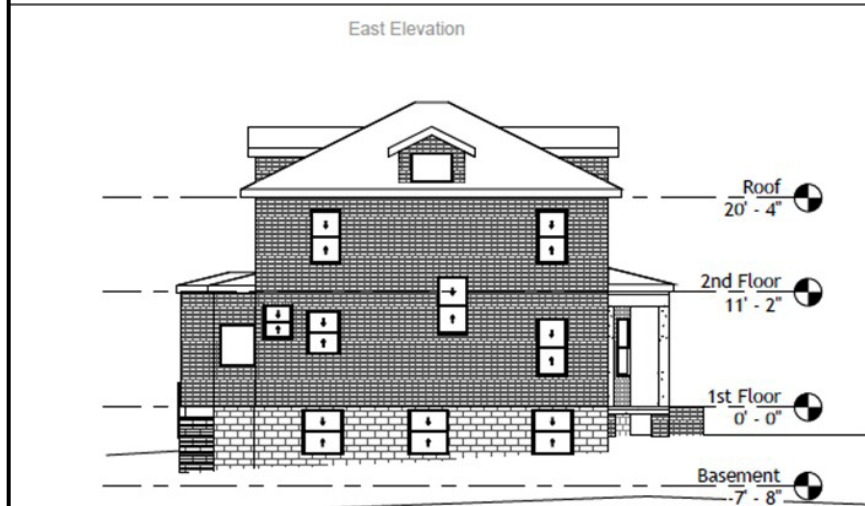
Elevation - George Towns Home



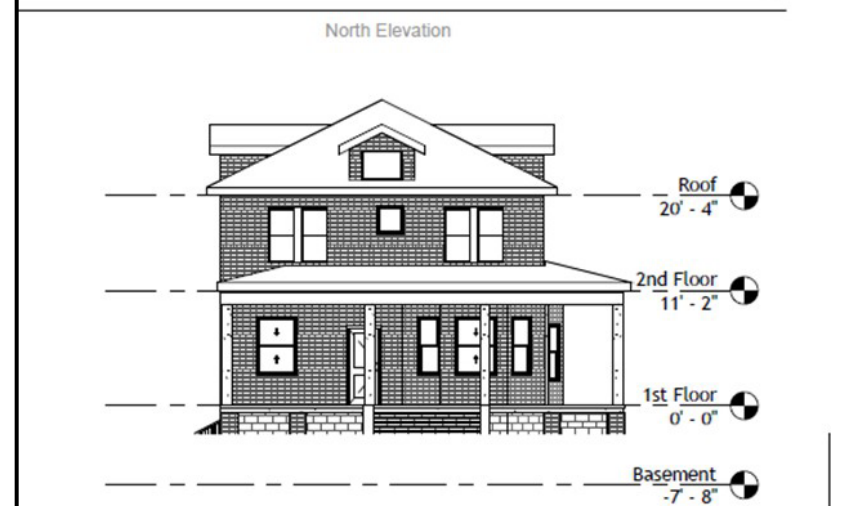
East Elevation



North Elevation



West Elevation



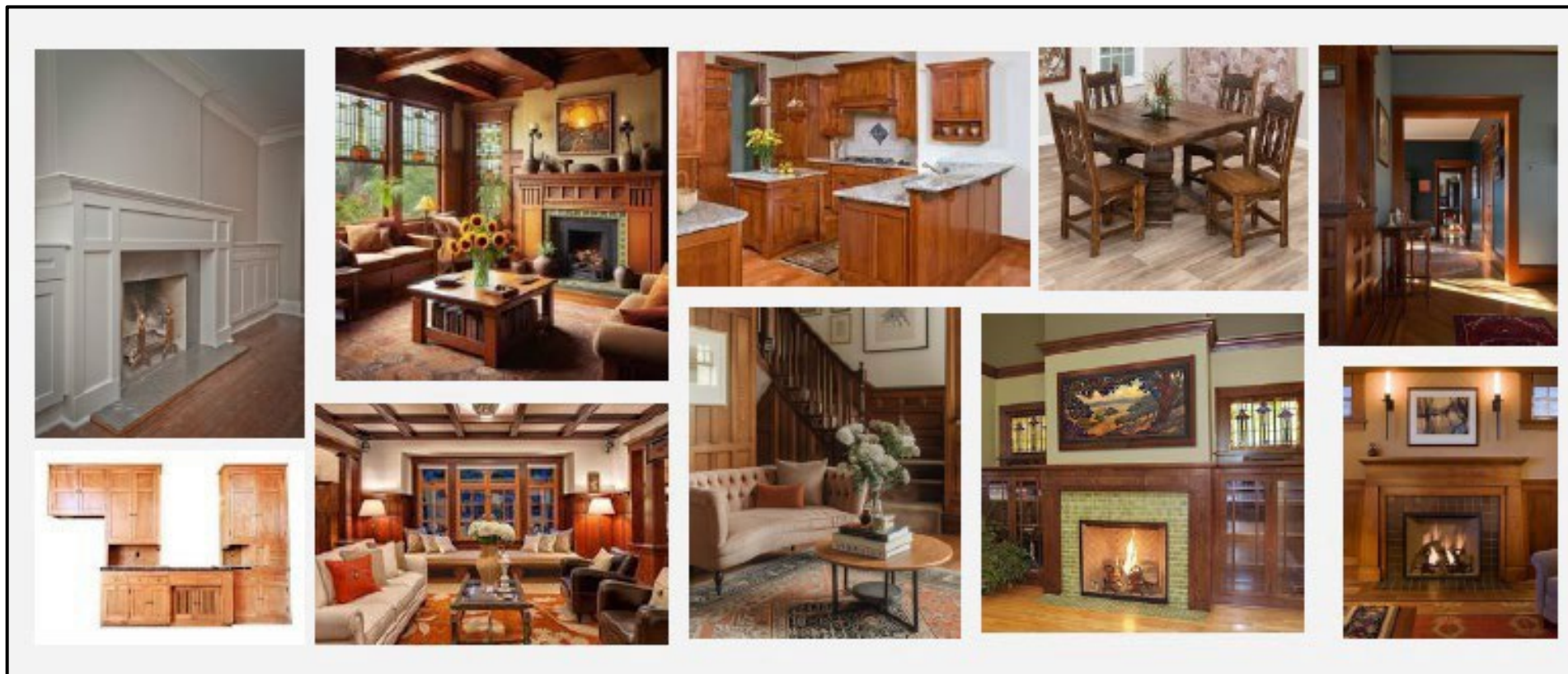
South Elevation

George Towns & Grace Towns Hamilton Homes

582 & 594 University Place – Fulton County District 6

Approval to Release Fulton County Portion of Westside TAD for Historic Preservation

Style Influences- George Towns Home



*Restoration will not include furnishing

George Towns & Grace Towns Hamilton Homes

582 & 594 University Place – Fulton County District 6

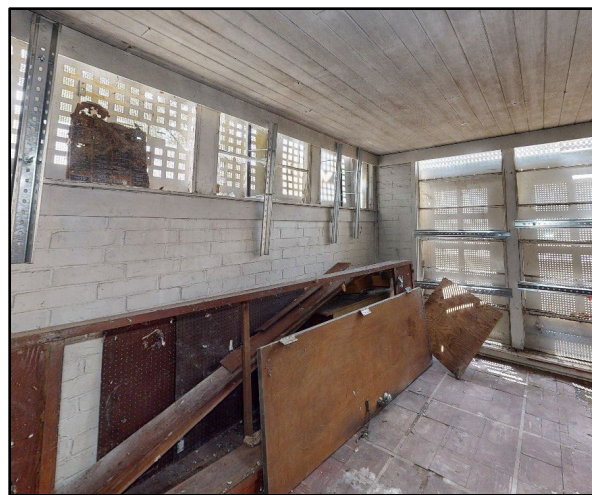
Approval to Release Fulton County Portion of Westside TAD for Historic Preservation

Site Photos - Grace Towns Hamilton Home



George Towns & Grace Towns Hamilton Homes
582 & 594 University Place – Fulton County District 6
Approval to Release Fulton County Portion of Westside TAD for Historic Preservation

Initial Mitigation and Stabilization- Grace Towns Hamilton Home

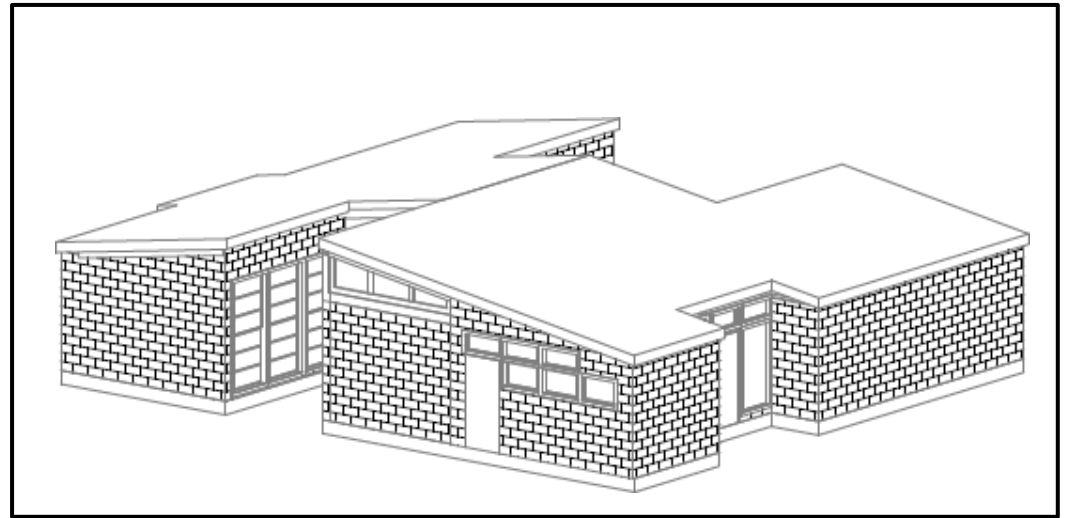
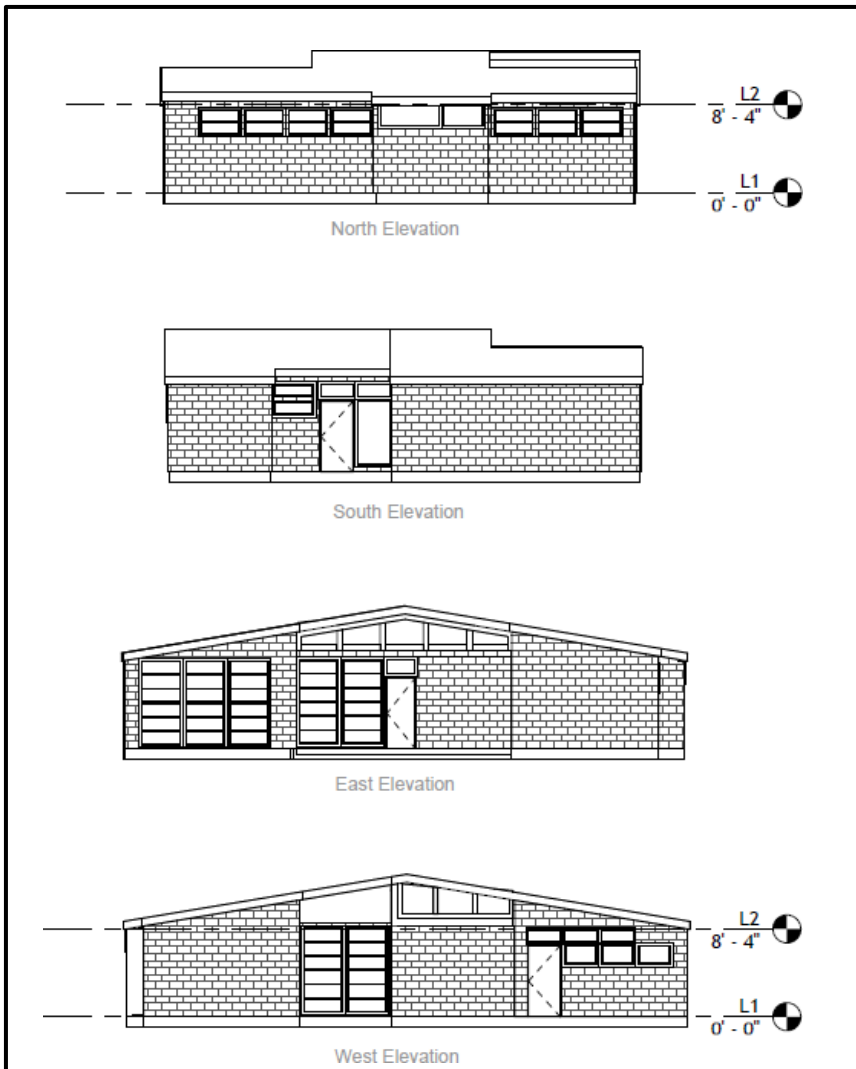


George Towns & Grace Towns Hamilton Homes

582 & 594 University Place – Fulton County District 6

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Elevation - Grace Towns Hamilton Home



George Towns & Grace Towns Hamilton Homes

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Style Influences - Grace Towns Hamilton Home



*Restoration will not include furnishing