

REPORT ON PARKS PROPERTY PROPOSAL FROM 2007

This proposal was generated after discussions that Woodrow and I had in 2007 about maintenance and repairs needed at the Parks Clothing Shop building. At that time Dahlonga 2000, Inc. had just begun to promote its recently expanded façade grant program, intended to incentivize property owners to invest in repairs. I had delivered a façade grant application package to Woodrow, and he had follow up questions about the types of repairs that qualified for matching funds. At that time he was thinking of minor exterior repairs and repainting and he subsequently applied for a grant that covered a portion of that project.

During the talk I also explained that the DDA had access to low interest loan programs that owners could consider for larger projects and that historic preservation tax credits might also be available for large scale interior and exterior restorations of the building. Woodrow was interested in learning more about these funding sources, but said that he would definitely not want to have to close the shop while any construction was taking place.

We talked about his vacant lot adjacent to and behind the Clothing Shop, and I suggested that he could consider constructing another building on that site. When it was completed, he could temporarily move the clothing shop into the new building while the historic building was repaired and restored. He wondered “what that might cost.” So, I offered to do some research on costs of new construction and on costs of restoration construction as well as options for funding sources and comparative local lease rates. I told him that we could also get a concept drawing of the project from the Georgia Main Street Program’s design staff. Woodrow indicated that he would be interested in seeing this type of information.

I put in the request for the concept drawing to be produced by the Main Street staff, and I contacted Curtis Whitsel, a prominent, immensely qualified preservation contractor who had extensive experience in restoration of historic commercial buildings in North and Middle Georgia. At that time Mr. Whitsel had a daughter attending UNG. I asked him to look at the exterior of the building sometime when he was in town and provide me with a “ballpark” cost per square foot for both restoration of the Building and for construction of a new building next door. Mr. Whitsel only did a quick “drive-by” look at the exterior. He did not visit the interior nor the crawl space. He gave me these costs per square foot verbally in a telephone conversation. The purpose of my request was to get an average number that I could use for preliminary projections on costs and revenues of the two buildings.

After completing the simple calculations, I presented the report to Woodrow. He inspected them and we had a brief discussion about it. He responded very kindly and appreciatively but said specifically that he would “rather that some of the younger family members might be better suited” to doing this project after his passing and the settlement of his estate.

Woodrow did proceed with the exterior repainting at that time, and that job was completed by Chubby Mincey’s Painting Company.

Report prepared by Joel Cordle

October 8, 2015

Facade- Aurora Brown
SW 2837

Roof- Polished Mahogany SW 2838

Shutters, balusters,
storefront trim-
Roycroft Vellum
SW 2833

Door, posts, upper
windows-
Rookwood Dark
Brown
SW2808



Facade- Aurora Brown
SW 2837

Roof- metallic or galvanized

Shutters, storefront
trim, upper windows-
Roycroft Pewter
SW 2848

Door, posts- Rook-
wood Dark Brown
SW 2808

Door trim, balusters-
Roycroft Vellum
SW 2833



Facade- Renwick Golden Oak
SW 2824

Roof- Polished Mahogany SW 2838

Shutters, balusters,
storefront trim-
Roycroft Vellum
SW 2833

Door, posts-
Rookwood Dark
Brown
SW 2808



Date: 03.15.07
Scale: NA
Designer: CF
Reviewer: N/A

SHEET 1 OF 2

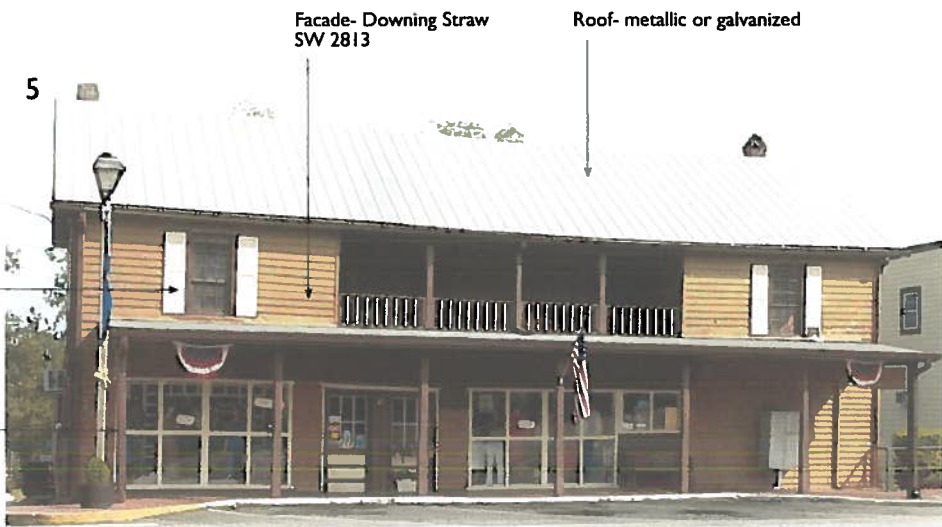
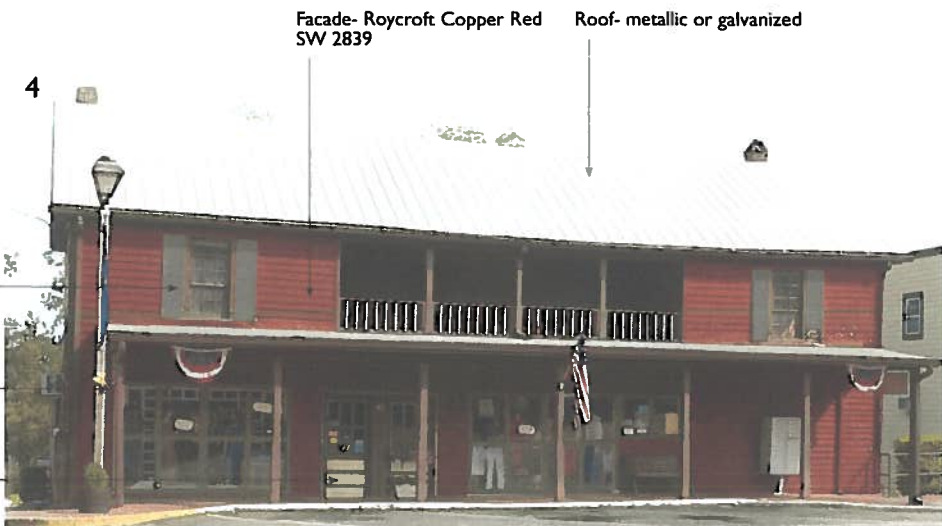
A MAIN STREET/BETTER HOMETOWN PROJECT

Town: DAHLONEGA
Project: EAST MAIN ST.
Owner: WOODROW PARKS



The University of Georgia

This drawing was prepared as a conceptual design solution. Neither the Georgia Department of Community Affairs, The Georgia Trust, nor the University of Georgia's School of Environmental Design will be responsible for any problems which arise from the use of this drawing as a working drawing for construction purposes.




PAINT PREPARATION FOR PARKS BUILDING:

- Remove all dirt, oil, vegetation, and other contaminants.
- Scrape off loose and peeling paint down to the nearest adhering paint layer. *Do not sandblast.*
- Wash surface clean with detergent and thoroughly flush with hose, especially any protected areas where dirt and mildew develop and interfere with adhesion. Use low-pressure water only. Surfaces should be thoroughly dry. Dull glossy surfaces by sanding.
- Inspect putty and caulking and replace/fill as needed.
- Re-cover any paint with the same type (oil on oil, latex on latex). Metal features must always be painted with oil-based paint or appropriate primer because the water in latex will rust metal.

** All paint colors are from Sherwin Williams Exterior Preservation Palette*

Date: 3.25.07
 Scale: NA
 Designer: CF
 Reviewer: N/A
 SHEET 2 OF 2

A MAIN STREET/BETTER HOMETOWN PROJECT
 Town: DAHLONEGA
 Project: EAST MAIN ST.
 Owner: WOODROW PARKS


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Parks Property Plan View



DAHLONEGA

PARKS BUILDING AND INFILL

C O N C E P T



BEFORE



AFTER

Infill Opportunity Perspective View

RECOMMENDATIONS:

GENERAL:

This historic building occupies an important corner in Dahlonega's downtown. As such, it is essential to preserve and sensitively rehabilitate this building so it can continue to serve the community proudly. Our recommendations address the exterior condition of the corner Parks building and the urban infill opportunity on this lot. Above, we recommend a 2-story brick infill building which should reflect the character of the historic downtown. Below is a new paint scheme for the corner building.

- We recommend a 2-story L-shaped infill building be constructed between the Parks building and rest of downtown block.
- We recommend the infill building be 20 to 22 feet wide, retaining 5' passages on each side of storefront. This will permit access to courtyard from street and allow access to businesses from parking lot. Also, this allows adjoining buildings to retain their side windows.
- For the infill facade, we recommend large storefront windows, and an inset entrance with a single aluminum door with large glass pane. We recommend signage be placed on the proposed canvas awning or attached above in the signboard area.
- We recommend that a landscaped courtyard area be enclosed between the existing Parks L-shaped corner building and the new infill building.
- We recommend the exterior of the Parks building be cleaned and painted. See drawing for color recommendations.



BEFORE

 SW2837 Aurora Brown	 SW2829 Classical White	 SW2812 Rookwood Jade
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AFTER

Parks Building Paint Recommendation

PAINT PREPARATION FOR PARKS BUILDING:

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- Wash surface clean with detergent and thoroughly flush with hose, especially any protected areas where dirt and mildew develop and interfere with adhesion. Use low-pressure water only. Surfaces should be thoroughly dry. Dull glossy surfaces by sanding.
- Inspect putty and caulking and replace/fill as needed.
- Re-cover any paint with the same type (oil on oil, latex on latex). Metal features must always be painted with oil-based paint or appropriate primer because the water in latex will rust metal.
- Paint metal roof SW2837 "Aurora Brown"
- Paint shutters, window trim, gutters and fascia SW2833 "Roycroft Vellum"
- Paint boards on facade SW2842 "Roycroft Suede"

Sherwin Williams Paints

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A MAIN STREET / BETTER HOMETOWN PROJECT
 Town: DAHLONEGA
 Project: PARKS BUILDING AND INFILL
 Owner: WOODROW PARKS

Date: 07.28.2006
 Scale: NTS
 Designer: SBA
 Checked by: CF
 SHEET 1 OF 1

PARKS PROPERTY CONSTRUCTION AND REVENUES ESTIMATES

PROJECTED COSTS:

CONSTRUCTION COSTS – ADD NEW BUILDING BETWEEN PARKS AND BUTLER

New Building – 1 st floor commercial: 3,353 square feet @ \$125 per square foot	\$419,125
New Building – 2 nd floor residential: 3,353 square feet @ \$125 per square foot	<u>\$419,125</u>

TOTAL NEW CONSTRUCTION COSTS APPROXIMATED: \$838,250

(Costs may be reduced with low interest loans -3% interest- through DDA, financing up to 40% of construction costs with remaining 60% coming from local financing)

CONSTRUCTION COSTS – RESTORE INTERIOR & EXTERIOR OF EXISTING PARKS BUILDING

Parks Building - 1st floor commercial: 2,187 square feet @\$125 per square foot	\$273,437
Parks Building -2nd floor residential/office: 2,187 square feet @\$125 per square foot	\$273,437
Parks Building porches: 665 square feet @\$50 per square foot	\$ 33,250
CONSTRUCTION COSTS FOR RESTORATION	\$580,124

SUBTRACT STATE AND FEDERAL TAX INCENTIVES APPROXIMATED AT: \$174,000

(Costs may be reduced with state and federal tax incentives of up to 30% of project costs – approximately equaling \$174,000 based on estimate; also costs might be bundled with new construction and reduced with low interest loans at 3% interest through DDA, financing up to 40% of construction costs with remaining 60% coming from local financing)

TOTAL CONSTRUCTION COSTS FOR RESTORATION APPROXIMATED \$406,124

TOTAL CONSTRUCTION COSTS APPROXIMATED \$1,244,374

PROJECTED REVENUES:

PROJECTED ANNUAL REVENUES BASED ON ESTIMATES

First floor commercial: 5,540 square feet @ \$16 p.s.f. leased	\$ 88,640
Second floor office: 5,540 square feet @ \$13 p.s.f. leased	\$ 72,020
ESTIMATED TOTAL ANNUAL LEASE REVENUE	\$160,660

ESTIMATED ANNUAL MORTGAGE PAYMENTS @ 6% INTEREST (includes portion at 3%)

15 YEAR LOAN	\$86,315
20 YEAR LOAN	\$65,536
25 YEAR LOAN	\$53,074