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Historic Preservation Commission
Dahlonega, Georgia

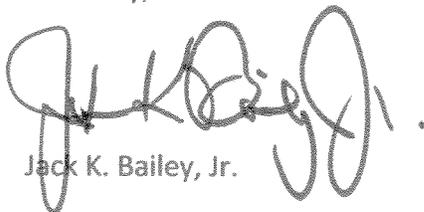
Re: Parks Building
Dahlonega, Georgia

This letter is written as a follow up to the public meeting of September 28, 2015. Comments made at the meeting and the additional time between meetings has allowed us to better define our request.

The owner is asking the Commission to approve a Certificate of Appropriateness for the demolition of the Parks Building to allow for the development of a new hotel on this site. If approved, the owner will have the architect and engineers prepare complete plans and specifications for submission to the Commission. The design of the hotel will be in keeping with the architectural character of downtown Dahlonega. The Parks Building will not be demolished until plans and specifications for the new development have been approved by the Commission.

Thank you for your consideration of this request.

Sincerely,



Jack K. Bailey, Jr.

PARKS BUILDING Dahlonaga, Georgia

DEMOLITION: (Guides for demolition from the Historic Preservation Ordinance)

1. The historic, scenic or architectural significance of the building, structure, site, tree or object;

Comment: Parts of the building are over 150 years old, but there have been additions and changes over the years. The building has no historic, scenic or architecturally significant features.

2. The importance of the building, structure, site, tree or object to the ambiance of the district;

Comment: The building is in very poor condition and below the standard of the district. The interior space does not lend itself to uses that are consistent with or supportive of the district.

3. The difficulty or impossibility of reproducing such a building, structure, site, tree or object because of its design, texture, material, detail or unique location;

Comment: Because of its simple design and use of common materials, it would not be difficult to reproduce this building in the future.

4. Whether the building, structure, site, tree or object is one of the last remaining examples of its kind in the neighborhood or the city;

Comment: There are other better existing examples of this type of structure.

5. Whether there are definite plans for use of the property if the proposed demolition is carried out and what the effect of those plans on the character of the surrounding area would be;

Comment: The owner proposes to develop a new up-scale hotel in character with the existing district and supportive of the district's uses.

6. Whether reasonable measures can be taken to save the building, structure, site, tree or object from collapse;

Comment: The building is in very poor structural condition caused by rot, termites, and erosion. There are no reasonable measures that would save this building.

7. Whether the building, structure, site, tree or object is capable of earning reasonable economic return on its value;

Comment: The cost of restoring this building far exceeds any reasonable economic return on its value. Studies by others document this cost.

Jack K. Bailey, Jr.

Bailey Associates, Architects