



Application for a Certificate of Appropriateness (COA)

to the Historic Preservation Commission (HPC) for a proposed change to structures or properties located in the designated historic district which includes the B3 or CBD zone.

Application requirements:

A \$50 non refundable fee;
A completed application and any required support materials listed on page 3.
Incomplete applications will not be forwarded to HPC for review.

Application Deadline:

Applications and support material must be submitted 30 days prior to the regular HPC meeting which is held the third Wednesday of each month.

Application Presentation:

The applicant or other representative must attend the public hearing to present the application.

Building Permit:

If a building permit is required the permit cannot be issued less than 15 days from the date of Issuance of Determination.

Office Use Only:

Date: _____
Project #: _____
Fee Paid: _____
Hearing date: _____
Notice on Property: _____
Notice to Nugget: _____
Notice Mailed: _____
HPC Decision: _____
COA expiration: _____
Determination Letter: _____

CONTACT

Applicant*: ROBERTA GREEN
Telephone: _____ Cell: 706 344 8164
Mailing address: 60 EAST MAIN STREET
DAHLONEGA, GA 30533

*NOTE: If applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include owner's telephone number and mailing address.

PROPERTY AND PROJECT INFORMATION

Property Address: 40 EAST MAIN STREET

Zoning: _____ Tax Parcel: _____

Type of project (check all that apply):

New construction

new building addition alteration deck outbuilding

Site changes

fence wall driveway walkway parking

Demolition Relocation Other

Proposed starting date: SEPTEMBER 2015

AUTHORIZATION

In consideration for the City of Dahlonega's review of this application, the applicant hereby agrees to hereby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and /or liability arising from or related to this application or any issuance of a permit. Any and all exterior alterations, improvements, additions, repairs or other changes to any structure or site in the Historical District must be approved by the Historic Commission for compliance with the Historical Commission guidelines. Furthermore, none of the above activities may commence without on site review by the city's building inspector. The owner/ contractor understand and agree to the above and is responsible for compliance with these requirements. The undersigned has read and understands the requirements and agrees that the above constitutes the construction or alteration to be undertaken at this time and that any changes or additions will require another application

DATE: August 14, 2015
SIGNATURE: Roberta Green

The Historic District Design Guidelines contain information to help guide you with your project. The Guidelines are available at City Hall and on the City's website. These guidelines also contain The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

Describe the proposed project (attached additional sheets if necessary) If the project will involve more than one type of project please include an overall scope of work and include the description of all proposed materials. Attach photos of materials. Attach additional sheets if necessary. See attached application checklist.

REQUEST APPROVAL TO REMOVE
PARKS BUILDING AT 40 EAST MAIN ST.
SEE ATTACHED DRAWINGS AND LETTER
FROM ARCHITECT FOR DETAILS.

Architects
446 Green Street, P. O. Box 3392
Gainesville, Georgia 30503
770 534 0612

Bailey
Associates

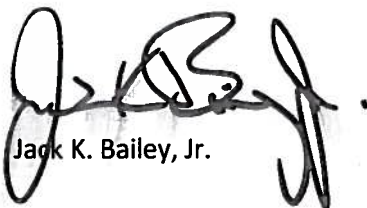
August 14, 2015

I was requested by the owner to inspect the Parks Building located at 40 East Main Street in Dahlonega, Georgia. The purpose of this inspection was to determine the opportunities for redevelopment either as a renovation or possibly a demolition to make way for an appropriate new structure. The two story building, constructed in 1855, is of wood construction with wood siding and a metal gable roof. It is constructed on a stone foundation laid directly on the earth as was common for its time. The structure has shifted over the years creating sloping floors and ceilings with walls that lean in and out. There has been some erosion of dirt under the stone foundation. There is evidence of rotting and termites. Termite damage will require replacement of much of the wood structure. Due to the sinking of the building or possibly the raising of the street, the main floor is now approximately one foot below the street level. The building does not have plumbing.

After my inspection and a review of the Dahlonega Historic Preservation Ordinance, it is my opinion that the building should be demolished and the property redeveloped. In accordance with the Ordinance, this building is not an outstanding example of a structure representative of its era. It is not one of the few remaining examples of a past architectural style or type and it is not a place associated with a historical event. The interior spaces are small and uninteresting. This building does not have any outstanding features or details that need to be preserved.

In accordance with the Ordinance, it is my opinion that renovation of this building would be an undue hardship on the owner and would not provide a reasonable economic return. In addition to major repairs to the building structure, renovation would require all new electrical, heating and air conditioning systems and the installation of a plumbing system. Although ADA accessibility would probably not be a requirement, it would be desirable from a marketing standpoint. Due to the one foot step down, a twelve foot long ramp would be required and would occupy considerable space.

I recommend that this building be demolished and the property redeveloped using a design and materials that are sympathetic to downtown Dahlonega, respectful of the past but building on the future.



Jack K. Bailey, Jr.



UNIVERSITY OF THE PHILIPPINES
ARCHITECTURAL COLLEGE

PLANS IN LIVING PROPOSAL

Project Name: _____
Date: _____
Location: _____
City: _____
Country: _____

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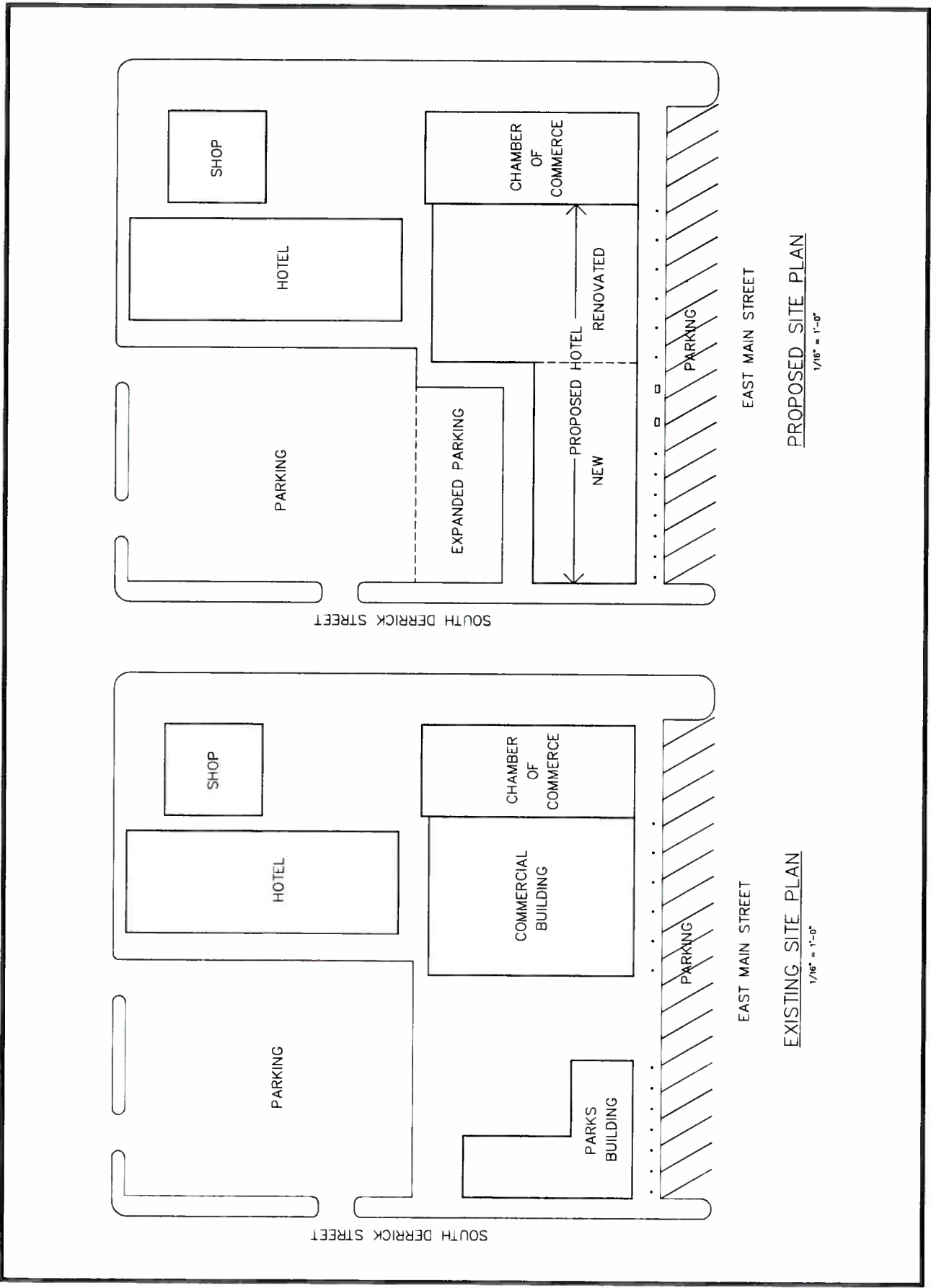


Architects
 Bailey Associates
 770 534 0812
 Georgia 30501

PARKS BUILDING PROPOSAL
 DAHLONEGA, GEORGIA

Project No 15033
 Drawn By JMB
 Checked By
 Date AUG. 14, 2015
 Revisions

A1
 OF 2





WALK
SLOWLY
BEFORE
CROSSING

