

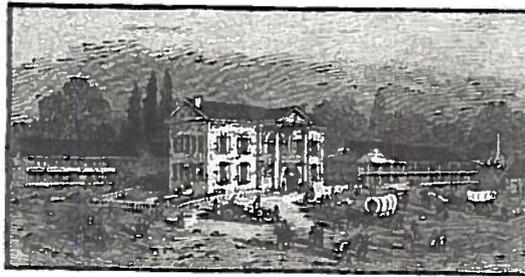
The Parks Building

Built 1855



Say NO to Demolition.
Say YES to Renovation.

Preserve Historic Dahlonega



The Preserve Historic Dahlonega (PHD) Committee, a group of Dahlonega and Lumpkin County concerned citizens, respectfully asks the Dahlonega Historic Preservation Committee to deny Roberta Green's August 14, 2015 application for demolition of the Parks Building, located at 40 East Main Street, Dahlonega, Ga.

This historic 1855 building needs to be preserved. This is not just our belief but also that of renown historical architectural firm, Lord Aeck Sargent (LAS), commissioned to assess the condition of the building. The LAS report, dated Sept. 23, 2015, used the City's Historic Preservation Ordinance as a guideline for their recommendations.

We use those same guidelines as Reason 1 of our argument to save Parks Building. *(We have listed the LAS reasons (in red), our points, (in red), and Robert Green's application statements (in green.)* Four additional reasons are also listed.

Reason One:

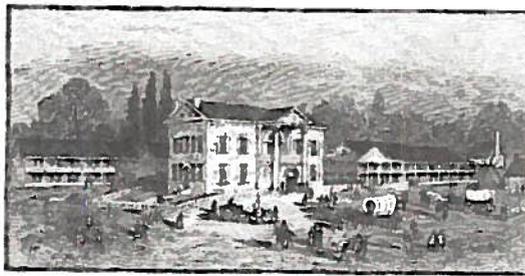
Dahlonega Historic Preservation Ordinance (Ordinance 98-3 Amendment 1, July 2, 2012)

"A decision by the Commission approving or denying a Certificate of Appropriateness for the demolition of buildings, structures, sites, trees judged to be 50 years old or older, or objects shall be guided by:"

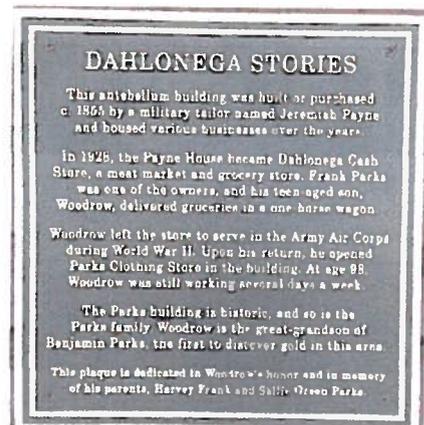
1. the historic, scenic, or architectural significance of the building, structure,
LAS - The Parks building is significant because it has contributed to the central business district of Dahlonega for 160 years.

PHD – Built in 1855, the Parks' Building is the second oldest building in Dahlonega, second only to the Dahlonega Gold Museum(original courthouse.) The structure represents the transition period in Lumpkin's history when the county went from a wild gold mining town to a community populated by families. Over the next 160 years, the building:

Preserve Historic Dahlonega



- Served as home to Jeremiah Payne, a military tailor.
- Was home to T.C.A. Dexter, a Bostonian who “led the development of the aqueduct that enabled Lumpkin County to be mined.”
- Confiscated by the Confederate government during Civil War because the home was owned by an enemy alien.
- Sold by the Confederacy at auction to a Confederate soldier.
- Housed a general store from 1879 to 1928.
- Converted to the Dahlonega Cash Store in 1928 and continued in operation until 1945.
- Remodeled into the Parks Clothing Store, which would operate there for more than six decades.



The Parks Building also survived the Civil War and the Burnside Hotel fire of 1904; witnessed Dahlonegans off to two World Wars; survived the great depression, and saw the town's small agricultural school grow into a respected university.

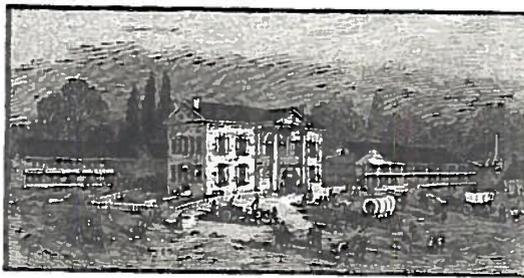
In addition, The Parks Building was worked on and repaired by famed U.S. Senator Richard E. Russell; was one of the first of its kind of homes built in Lumpkin; and was the gathering place of locals for decades. But more importantly, this piece of Dahlonega history is remembered as a family store for generation after generation. (See Exhibit 1, Pages 51-53, Dahlonega's Historic Public Square by Anne Dismukes Amerson.)

The Parks Building has history. In fact, the Parks Building is a vital part of Dahlonega's living history.

RG – "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."

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

Preserve Historic Dahlongega



LAS - The Parks building is one of many varied structures along the commercial corridor and downtown of Dahlongega. Its size, scale and materials contribute to the character of the street and sidewalk of Dahlongega.

PHD – Over a quarter of a million tourists a year come to Dahlongega for the city’s historic charm. The Parks Building is part of that charm, part of that history. Its structure, style, and location within the historic district are part of what makes Dahlongega ‘real’.

RB – No related statement in application.

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

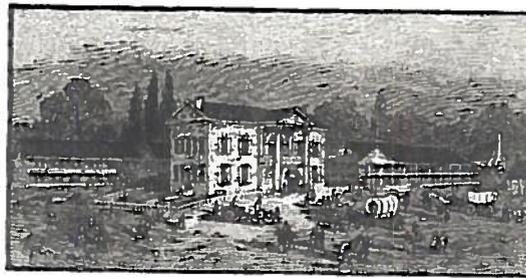
LAS – The roughhew logs, heart pine framing, interior butt-joined, lapped and flush wood panel wall finishes, wood floors, doors, windows, composition of the building and interior finishes represent mid-nineteenth to early twentieth century construction techniques. The wood is not replaceable. The structural techniques are not often used in contemporary construction practices today.

PHD – Yes, reproducing a duplicate of the Parks Building would be more than just difficult. It would be impossible. As LAS wrote, “The wood is not replaceable.” The same is true with the doors, flooring, windows and construction techniques. A look-alike reproduction with cement board siding, metal windows, aluminum doors, and vinyl shutters is not the same as the ‘real thing.’

RB – “This building does not have any outstanding features or details that need to be preserved.” – Statement by Jack K. Bailey, Jr., architect hired by Ms. Green, in his inspection report of the Parks Building.

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;

Preserve Historic Dahlongega



LAS – The Parks building is unique to Dahlongega, however, a complete comparison and inventory of similar structures was not conducted at this time.

PHD – According to local historians, the Parks Building is the second oldest building in the Dahlongega historical district. This alone would make the building

unique and a structure to be preserved. The Parks Building is the only remaining structure in downtown Dahlongega to house a retail store, almost continuously, from 1879 to 2012. During that time, as a general store, the Dahlongega Cash Store, the meat market and grocery store, Parks & Garrett Store, and Parks clothing, the Parks Building was where Dahlongega shopped for food, clothing, and household

RG – “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.

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;

LAS – A new building will not contribute to the character of Dahlongega in the same way that a historic building does. The design presented in the COA should follow the HPC Design Guidelines Section 5.1 and not copy the original design.

PHD – The design presented by Ms. Green to replace the historic Parks Building is not, as she describes, “in the original appearance as it is today.” The modern rendition by her architect, Jack K. Bailey, Jr., is not an accurate reproduction of the Parks Building because the proposed redesign:

- 1. Does not include building’s side porch or rear stacked porch.*
- 2. Does not incorporate the building’s brick chimneys.*
- 3. Does not include the large store windows on the front of the building.*



Parks & Garrett Store in the 1920s. (left to right) Fannie Belle Garrison (Ragan), M.H. Garrison, and Woodrow Parks. Courtesy of the author.

Preserve Historic Dahlonega



4. *Cements over the grass backyard for parking.*
5. *Does not include a stacked stone foundation.*

As for the effect of the character of the area, the building's proposed design and construction diminishes the historic value of the Dahlonega downtown. The reproduction of the Parks Building could be compared to the trying-to-be-authentic reproductions found in Disney World or in neighboring Helen, Ga.

RG – "I believe that it is critical for the exterior to have a 'PERIOD' appearance."

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

LAS – Reasonable measures could be taken to save this structure. Cost of these measures is not known at this time.

PHD – Ms. Green purchased the Parks Building, knowing the structure was part of Dahlonega's and Lumpkin's history. As a business woman and real estate entrepreneur, she must have been aware of the city's strict historic guidelines.

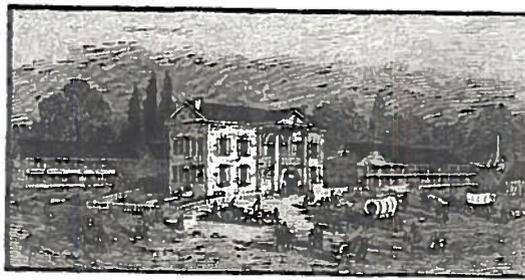
Also, she must know that if approval for demolition is given, she is required to reuse materials from the demolished structure. The architect rendering and design statement do not incorporate any elements from the Parks Building. How could a business woman of Ms. Green's prominence, or her architect, not be aware of the city historical requirements?

RG – Nothing in application relates to this guideline.

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

LAS – The scope of this effort did not include alternatives analysis, structural integrity evaluation by a structural engineer, determination of reasonable economic or probable costs for rehabilitation to correct identified deficiencies.

Preserve Historic Dahlongega



PHD – Our committee encourages the owner to hire a structural engineer to determine how the building can be rehabilitated and reused. PHD's wish is that the building be returned to a retail enterprise, such as those outlined by LAS in their report. (See Long Term Treatment in LAS Recommendations.)

RG – Roberta Green wrote in her Mission Statement on why a hotel should replace the Parks Building: "...the timing is right because when tourist travel around our town, they are experiencing quality restaurants and gift shops. The guest that I plan on attracting will want to come and experience our way of life and will want to come back often."

Reason Two: The Application

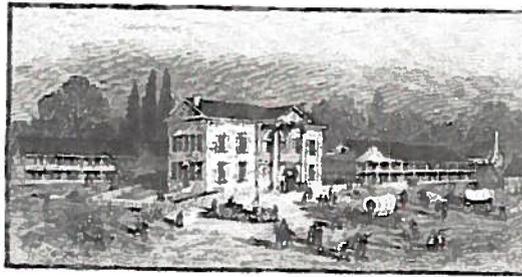
Reason Two for not approving Roberta Green's August 14, 2015 application to demolish the Parks Building at 40 East Main Street is basically the application itself.

Demolition is selected as the reason for Ms. Green's COA. However, the rendering and project description call for much more than demolition of the Parks Building. If you examine the architect's rendering, you will see that a new Parks-Building-Like structure is just the corner piece of a three part building.

No where in the application has Ms. Green applied for or sought approval to build a structure on the vacant lot she owns or to remodel the old Butler-Mini Mall Building. In the submitted plan, the building that now houses two vacant restaurants and apartments, will go under major renovations. An entire floor is added, dormer windows constructed, and chimneys removed. In fact, the entire look of the current structure is altered.

That building, built in 1947, is over 50 years old, which makes it an historical building in the Dahlongega downtown historical district. As such, any modifications to the building necessitates a separate COA.

Preserve Historic Dahlonega



While Ms. Green may own the Butler building, she still must file separate COAs for each new building/new construction/demolition she plans. One demolition request should not and DOES NOT cover New Construction (new building, addition, alteration, deck, outbuilding) as per Historic Preservation guidelines.

Reason Three:

Architecture Firms Evaluations

Lord Aeck Sargent

The Parks Building can be preserved. That point is clear from the detailed inspection report by Lord Aeck Sargent, one of Georgia's premier historical preservation firms. Their pedigree is impressive. One just has to visit the company's web site to see the award winning preservation work the 140 person firm has done.

PHD respects the September 18, 2015 report by LAS preservation architect Karen Gravel, AIA, and its recommendation: *"The Parks Building has contributed to the history and building fabric of downtown Dahlonega for 160 years. It is intact with meaningful historic elements and with strategic improvements it has the potential to be rehabilitated for reuse."*

Bailey Associates

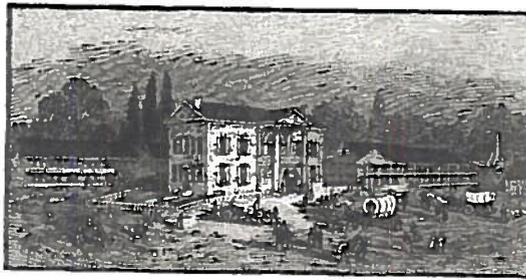
PHD rejects the report by Jack K. Bailey, AIA, of Bailey Associates. His objectivity is in question. Not only is he the architect that Ms. Green chose to inspect the building for preservation, but he is also the architect Ms. Green hired to design the proposed structure to replace The Parks Building.

Reason Four:

Historic District Design Guideline 6.2, Demolition

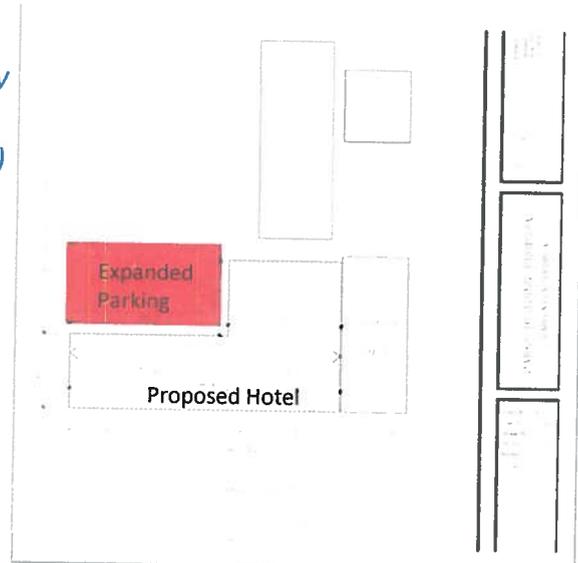
According to Guideline 6.2.1, "Demolition of historic buildings should be avoided. All feasible alternatives to demolition should be considered."

Preserve Historic Dahlonega



As outlined in the Historic Preservation Ordinance, “if Demolition is approved, the following measures must be taken:

- Document the existing building, site and setting through photographs, site plans, drawings and other written measures *(The application by Ms. Green did not include any photographs or plans for the interior of the building.)*
- Save reusable architectural materials and features prior to demolition. *(The COA did not include any plans for architectural materials/features.)*
- Protect significant site features including landscaping and archaeological resources from damage before, during, and after demolition. *(Again, no plans in COA for protecting archaeological resources, i.e. possible Indian relics; pottery, bottles from the 1800’s, etc. Also the grassy area behind the Parks Building is to be turned into a parking lot – not in keeping with the landscaping of the original structure.)*
- Clear the site immediately following demolition. *(The COA does not contain any concrete details regarding demolition, including timeline and clearing of the site.)*
- Submit post-demolition site development plans to the Historic Preservation Commission for approval before the demolition.” *(Ms. Green has submitted renderings of the proposed building but the details are quite rudimentary and lacking in detail.)*

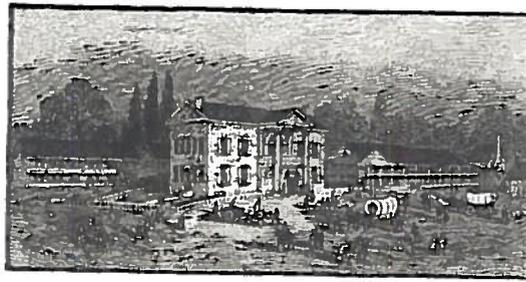


Reason Five

Undue Hardship

The Dahlonega Historic Preservation Ordinance does address undue hardship on a property owner. “In the exceptional practical difficulty or undue economic hardship...the Commission, in passing upon applications, shall have the power to vary or modify strict adherence to said provisions.”

Preserve Historic Dahlonega



Jack Bailey, in his letter filed as part of Ms. Green's COA, writes that "renovation of this building would be an undue hardship on the owner and would not provide a reasonable economic return."

Ms. Green, one of Lumpkin County's largest property holders, purchased the Parks Building with full knowledge that the structure was in the historical district. She should have conducted due diligence to understand what one can and cannot do with a historical Dahlonega property.

PHD believes that Ms. Green never intended to preserve the building. In our opinion, she purchased the Parks Building with the sole purpose of demolishing it, building a new structure and then connecting that structure to a new building constructed on the adjacent vacant lot and to a remodeled/redesigned Butler Building.

If anyone in Lumpkin has the financial resources for preserving a building, Ms. Green does. PHD sees no undue hardship on the building's owner.

Conclusion:

The request for a COA to demolish the Parks Building should be denied:

1. The application is flawed. The selection on the request is **ONLY** for demolition, **NOT** a new building and renovation.

PROPERTY AND PROJECT INFORMATION	Property Address: <u>40 EAST MAIN STREET</u>	Nothing marked
	Zoning: _____ Tax Parcel: _____	
	Type of project (check all that apply):	Only Demo marked
	<input checked="" type="checkbox"/> New construction	
	<input type="checkbox"/> new building <input type="checkbox"/> addition <input type="checkbox"/> alteration <input type="checkbox"/> deck <input type="checkbox"/> outbuilding	
Site changes		
<input type="checkbox"/> fence <input type="checkbox"/> wall <input type="checkbox"/> driveway <input type="checkbox"/> walkway <input type="checkbox"/> parking		
<input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Relocation <input type="checkbox"/> Other		
Proposed starting date: <u>SEPTEMBER 2015</u>		

Preserve Historic Dahlonega



2. The demolition study by John Bailey of Bailey and Associates is questionable due to bias and owner influence.
3. The application does not meet Dahlonega's Historic Preservation Ordinance.
4. The owner knew: A) She was buying a building in the historic district, B) She should have known the preservation requirements, and, C) She has the financial resources for preservation .
5. The COA does not specify demolition plans, and her architectural plan fails to include preserving/reusing usable parts of the building, should the requested demolition be approved.
6. The city's preservation study by historical preservation architects Lord Aeck Sargent recommends preservation of the building.

Finally, the Preservation of Historic Dahlonega fervently requests that you, the Historic Preservation Commission, say **NO** to demolishing the Parks Building and **YES** to preserving this living piece of history.

Preserve Historic Dahlonega



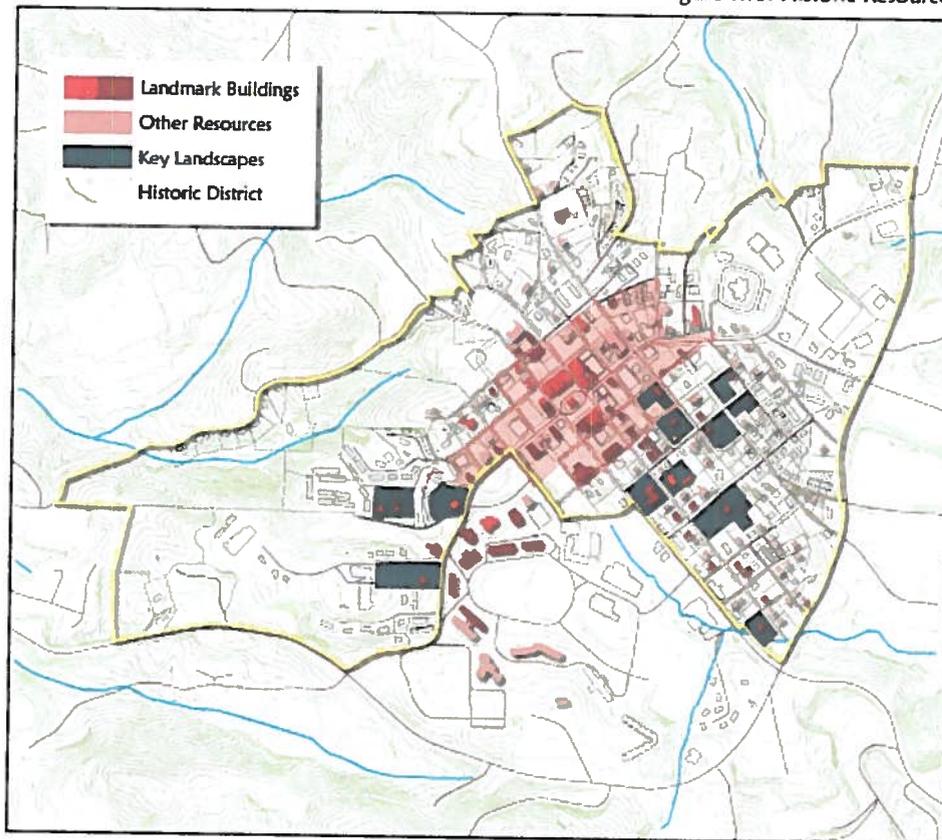
Supporting Documents

Dahlonega Downtown Master Plan 2008aa q- Figure 1.10

historic resources

Dahlonega's commitment to historic preservation is evident throughout the core and elsewhere in the study area. The downtown historic district covers twenty-two blocks and 75% of the core, and contains at least 24 buildings on the National Register. Other National Register buildings lie within a few blocks of the district. There are also many other landmark buildings present that are not on the National Register but are of equal quality and stature, like the Community House, the Worley Homestead, several college facilities, and many houses along Park Street. Beyond this notable inventory, many other newer or simpler structures fall within the time period and physical criteria for National Register eligibility. In addition to buildings there are historic landscapes that are extremely valuable to the city's identity such as the College Lawn and Drill Field, or large residential lots that are either relatively urban like Seven Oaks, or uniquely rural like those on South Grove Street.

Figure 1.10: Historic Resources



Preserve Historic Dahlonega



The Preserve Historic Dahlonega (PHD) Committee, a group of Dahlonega and Lumpkin County concerned citizens, respectfully asks the Dahlonega Historic Preservation Committee to deny Roberta Green's August 14, 2015 application for demolition of the Parks Building, located at 40 East Main Street, Dahlonega, Ga.

This historic 1855 building needs to be preserved. This is not just our belief but also that of renown historical architectural firm, Lord Aeck Sargent (LAS), commissioned to assess the condition of the building. The LAS report, dated Sept. 23, 2015, used the City's Historic Preservation Ordinance as a guideline for their recommendations.

We use those same guidelines as Reason 1 of our argument to save Parks Building. *(We have listed the LAS reasons (in red), our points, (in red), and Robert Green's application statements (in green.)* Four additional reasons are also listed.

Reason One:

Dahlonega Historic Preservation Ordinance (Ordinance 98-3 Amendment 1, July 2, 2012)

"A decision by the Commission approving or denying a Certificate of Appropriateness for the demolition of buildings, structures, sites, trees judged to be 50 years old or older, or objects shall be guided by:"

1. the historic, scenic, or architectural significance of the building, structure,
LAS - The Parks building is significant because it has contributed to the central business district of Dahlonega for 160 years.

PHD – Built in 1855, the Parks' Building is the second oldest building in Dahlonega, second only to the Dahlonega Gold Museum(original courthouse.) The structure represents the transition period in Lumpkin's history when the county went from a wild gold mining town to a community populated by families. Over the next 160 years, the building: