



March 26, 2007

Ms. Amy Kissane
Director
Athens Clarke Heritage Foundation
Fire Hall No. 2
489 Prince Avenue
Athens, Ga. 30601

Re: East Athens Public School

Dear Ms. Kissane:

Several years ago, I had the opportunity to inspect the above-referenced historic school. As an adjunct instructor of Preservation Economics in the Master of Historic Preservation program at the University of Georgia, I accommodated a student team on a class project that used the school for a historic tax credit project. I was quite impressed with the architectural detailing and the enormous adaptive use potential. The physical condition of the building appeared to be very favorable for rehabilitation and the floor plan is conducive for residential or professional office use. The masonry construction and distinctive windows are in good condition and provide a building composition that would make it attractive to a developer seeking a historic rehabilitation with historic tax credits. Although the building is not listed on the National Register of Historic Places, it appears to be eligible due to its architectural significance and role in local history.

In addition to my teaching position at the University of Georgia, I am also a principal of Palmetto Preservation Works, a historic preservation consulting firm specializing in historic tax credits and National Register nominations. We have consulted on similar historic rehabilitations as the Athens Public School that turned out to be successful adaptive use projects. Accordingly, I urge that Action, Inc. grant appropriate consideration and time to Athens Clarke Heritage Foundation to find a suitable buyer for the school. It represents a significant resource that should be very attractive to a developer specializing in historic tax credits. With time and proper marketing, I firmly believe a suitable buyer can be located that will rehabilitate the school into a new use that will be an asset to the community.

Sincerely,

A handwritten signature in cursive script that reads "Robert C. Benedict".

Robert C. Benedict