



# CITY OF DAHLONEGA

## Historic Preservation Commission Work Session Agenda

August 14, 2024, 6:00 PM

Gary McCullough Chambers, Dahlongega City Hall

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlongega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlongega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

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### CALL TO ORDER

### MINUTES FOR APPROVAL

### OLD BUSINESS

1. COA - CASES FOR APPROPRIATENESS
2. Carriage House Conceptual Plan and Grant Opportunity  
Allison Martin and Property Owner  
Strategic Priority - Communication

### NEW BUSINESS

1. COA - CASES FOR APPROPRIATENESS
2. (COA-24-3) Steven Scales, on behalf of Tambra J. Scales, has applied for a Certificate of Appropriateness to reconstruct and expand upon an existing outdoor deck at 19 North Chestatee Street, Dahlongega, GA 30533 (D11-004).

Zachary Lloyd, CPL

3. (COA-24-4) J. Allen Head has applied for a Certificate of Appropriateness to paint the exterior walls and roof of the principal building at 75 Grove Street North, Dahlongega, GA 30533 (D11-044).

Zachary Lloyd, CPL

4. COA-24-5 - Freida Welch-Bafile, The Smith House

(COA-24-5) Freida Welch-Bafile, on behalf of Fred Welch, has applied for a Certificate of Appropriateness to structurally cover a deck and enclose a veranda at 84 South Chestatee Street, Dahlongega, GA 30533 (D11-100).

Zachary Lloyd, CPL

5. COA-24-6 - Freida Welch-Bafile

(COA-24-6) Freida Welch-Bafile, on behalf of Fred Welch, has applied for a Certificate of Appropriateness for demolitions, material changes in appearance, and a structural addition at 200 Grove Street North, Dahlonega, GA 30533 (D10-030).

Zachary Lloyd, CPL

6. DESIGN AND REVIEW OF PROJECTS

ADJOURNMENT

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Guideline Principles - The City of Dahlonega will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonega commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!

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# Historic Preservation Commission Agenda Memo

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**DATE:** 6/5/2024  
**TITLE:** Carriage House Conceptual Plan and Grant Opportunity  
**PRESENTED BY:** Allison Martin and Property Owner  
**PRIORITY:** Strategic Priority - Communication

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## AGENDA ITEM DESCRIPTION

Carriage House Conceptual Plan and Grant Opportunity

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## HISTORY/PAST ACTION

The facility known as the Carriage House recently sold to a new owner. The owner of the property would like to seek grant funding before they finalize their plan and come forward for a formal Certificate of Appropriateness. They would like to receive feedback on the proposed project based on their conceptual drawing. The grant also requires a letter of support from the Mayor so we would appreciate your thoughts on this project as she considers signing a letter of support.

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## FINANCIAL IMPACT

n/a

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## RECOMMENDATION

n/a

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## SUGGESTED MOTIONS

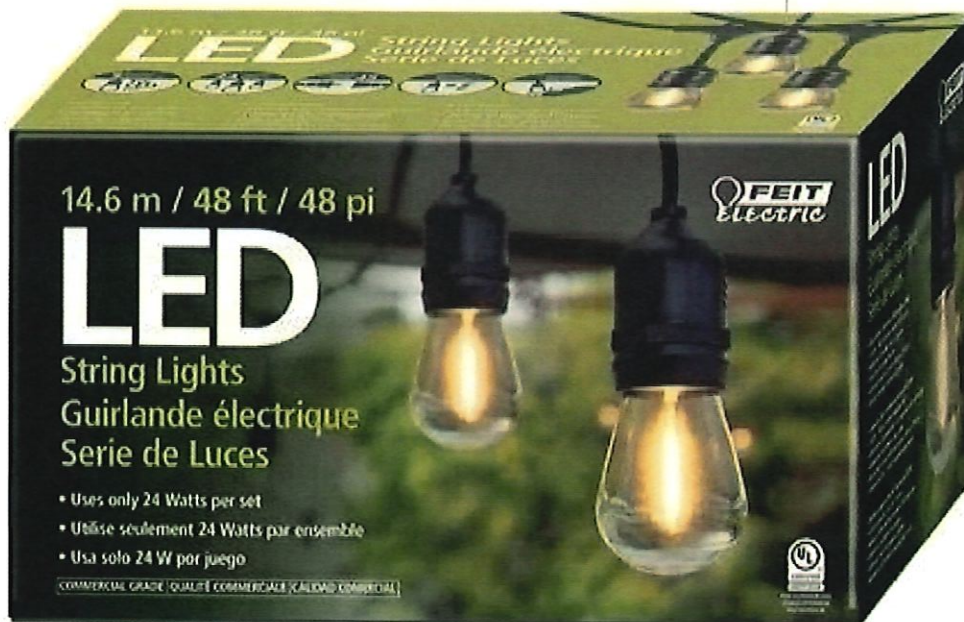
n/a

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## ATTACHMENTS

n/a (owner to bring to meeting)

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**Property Owner's Certification**

I hereby request the action contained with this application relative to the property indicated herein be placed on the Historic Preservation Commission agenda(s) for consideration. I understand that the Planning and Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented. I understand that I have the obligation to present all data necessary and required by statute to enable the Historic Preservation Commission to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the requirements. I understand that my request will be acted upon at the Historic Preservation Commission meeting(s) and that I am required to be present or to be represented by someone able to present all the facts. I understand that failure to appear at the meeting may result in the postponement or denial of my application. I further understand that it is my responsibility to be aware of relevant meeting dates and times regardless of notification from the City of Dahlonega. I hereby certify that I have read the above and that the above information as well as the attached information is true and accurate. I certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of rezoning of this property.

Signature of Property Owner: Tamara Johnson Seales

Printed name of Property Owner: TAMARA Johnson Seales

Date of Signature: July 13, 2024

The property owner must sign and date this document in the presence of a notary public.

**Notary Public**

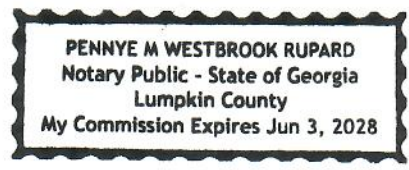
STATE OF GEORGIA, COUNTY OF Lumpkin.

Sworn and subscribed before me this 13 day of July, 2024.

Printed Name of Notary Public: Penny M. Westbrook Rupard

Signature and Seal of Notary Public: Penny Westbrook Rupard

Notary Public Commission Expiration Date: \_\_\_\_\_





## 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 \$100 non-refundable fee;  
A completed application and any required support materials listed on page 3.  
Incomplete application will not be forwarded to HPC for review.

Plus \$50.00 sign fee

### Application Deadline:

Application and support material must be submitted to the Community Development Dept. 30 days prior to the regular HPC meeting which is held the fourth Mon. of the month at 6:00pm

### 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 the date of issuance of determination.

### Additional Information

Only fill out the second Page if applicable

Office use only:
Date: _____
Project #: _____
Fee paid: _____
Hearing date: _____

CONTACT	Applicant*: <u>STEVE SCALES</u> Phone #: <u>813 624 4772</u> Mailing Address: <u>16 AIWU CT</u> <u>DAHLONEGA, GA, 30533</u>
PROPERTY AND PROJECT	Property Address: <u>19 NORTH CHESTNUT ST</u> Zoning: _____ Tax Parcel: <u>D11004</u> Type of project (check all that apply): New construction <input type="checkbox"/> new building <input type="checkbox"/> addition <input type="checkbox"/> alteration <input checked="" 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 type="checkbox"/> demolition <input type="checkbox"/> relocation <input checked="" type="checkbox"/> other Proposed starting date: <u>1 AUGUST</u>
AUTHORIZATION	<p>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 the time and that any changes or additions will require another application.</p> <p><u>[Signature]</u> <u>8/7/2024</u>          Signature Date</p>





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

REPLACE CURRENT DECK W/ NEW MATERIAL  
\* SEE PICTURES ATTACHED  
REMOVE OLD DECKING  
EXTEND DECK TO CHAIN LINK FENCE  
REMOVE OVER GROWTH  
COLORS WILL REMAIN THE SAME



## APPLICATION CHECKLIST

A complete application requires support materials. Please include this completed form as part of the application along with the following :

For new building or an addition to an existing building or addition of a new porch, deck, outbuilding, patio etc...

Site plan with footprint of building including contour lines, location of all buildings, parking, fences, walls, porches, decks, etc. to be added

Architectural plans/building design including:

- Interior floor layout indicating exterior door and window locations
- Drawings of all building elevations – all sides of the building
- Location and description including photos of all exterior lights
- Description of design and materials for all exterior features including roof, doors, siding, windows, trim, porch pickets and handrails, foundation, cornices, handicap ramps, etc.

N/A

Include photos or drawings of each i.e. of doors, windows, trim, cornice, pickets etc.... Photos of proposed site and adjoining properties/buildings

Landscape plan including all hardscapes, walls, and fencing. Landscape plan should also include:

- List including names and types of all trees and plants over 36" high
- planting schedule
- Elevation drawings of all new facades and walls showing trees and plantings when grown to mature height
- List of all existing trees on the property noting any to be removed

Alterations to Building Exterior i.e. change in window or door, foundation, roof, siding, exterior lighting, porches, awnings or storefront, etc...

- Photo of existing building Photos of adjoining properties Photo of earlier historic appearance
- Sketches or drawings and description of proposed changes
- Description or picture of the type of material proposed for use in the alteration
- Photos or drawing of the building element to be altered i.e. doors, windows, trim, cornice, pickets etc....

SEE ATTACHED PHOTO

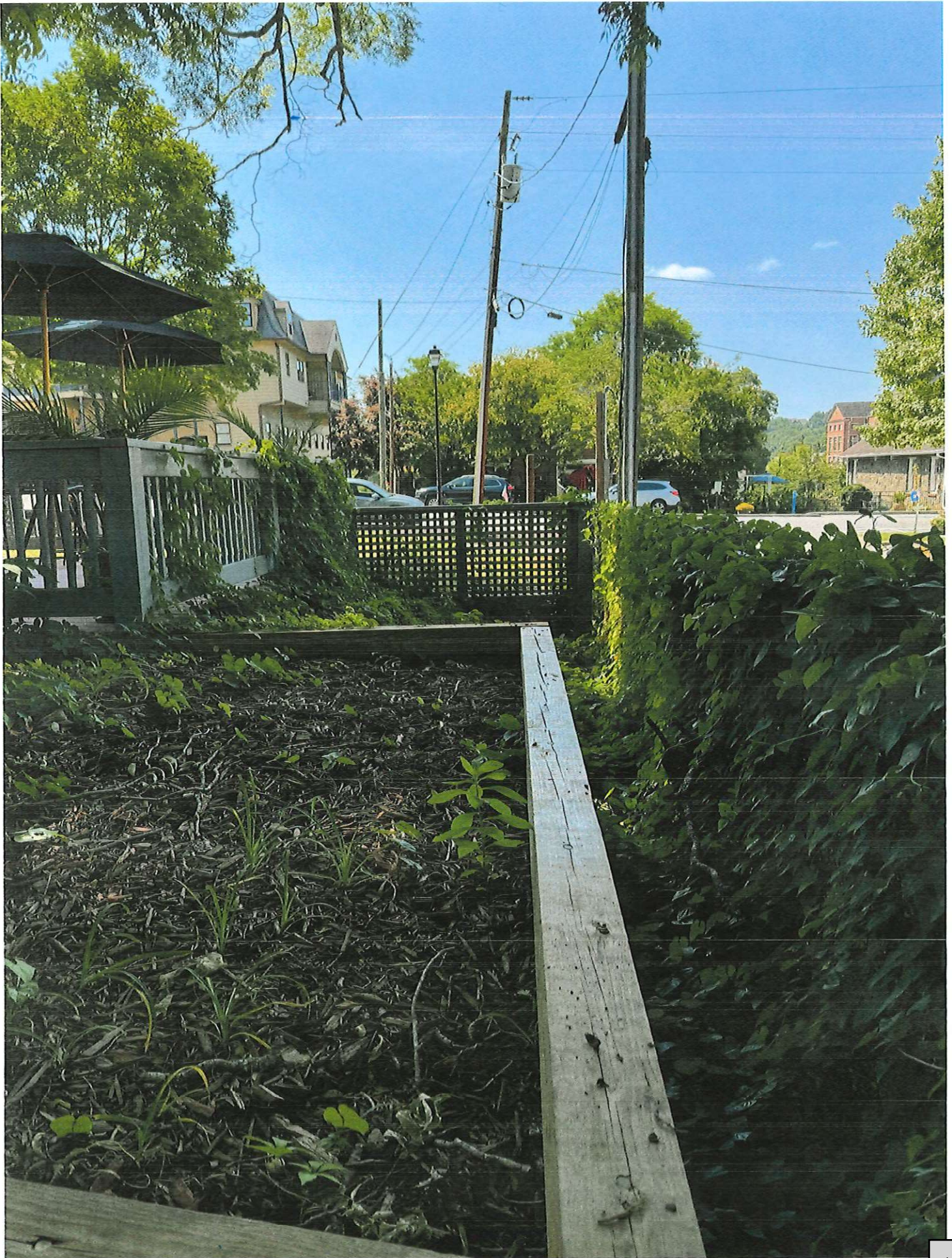
Site changes including parking areas, drives, walks, addition of fences, walls or outbuildings major landscape elements and including removal of large trees or shrubs

- Photo of site
- Photo of adjoining properties
- Site plan or sketch of site indicating location of changes
- Description of materials to be used
- Landscape plan (as described above)











-Demolition will take 1-2 days

-Once complete, trucks will be utilized to remove debris

-Foundation will be poured and deck construction will begin

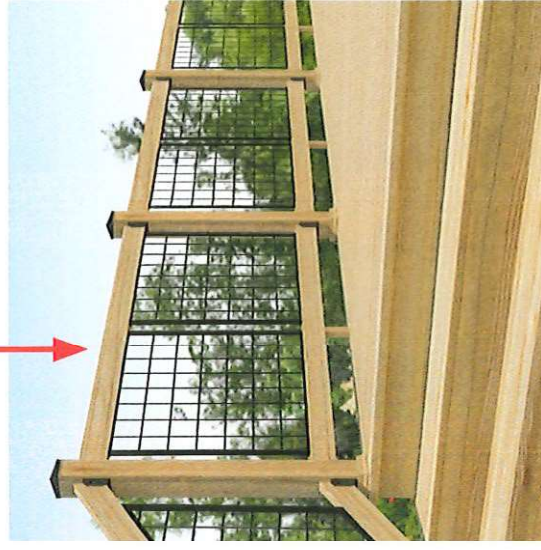
-Estimated 5-10 days to complete

-Will increase seating by 4-6 tables of (4) Same tables pictured



Replace Current wood portion of porch with New wood planks

Replace railings with below image





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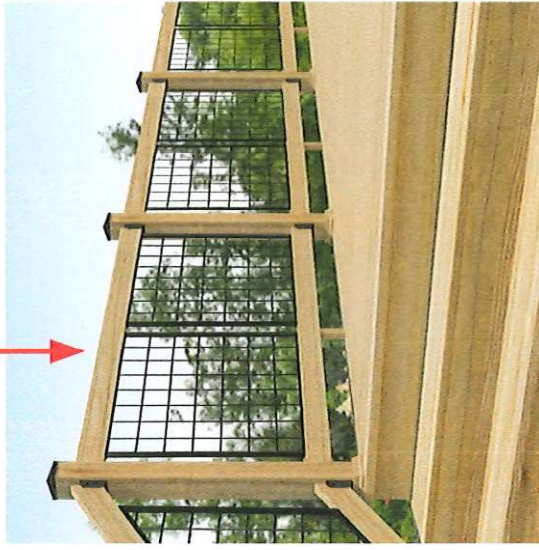
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Replace railings with below image



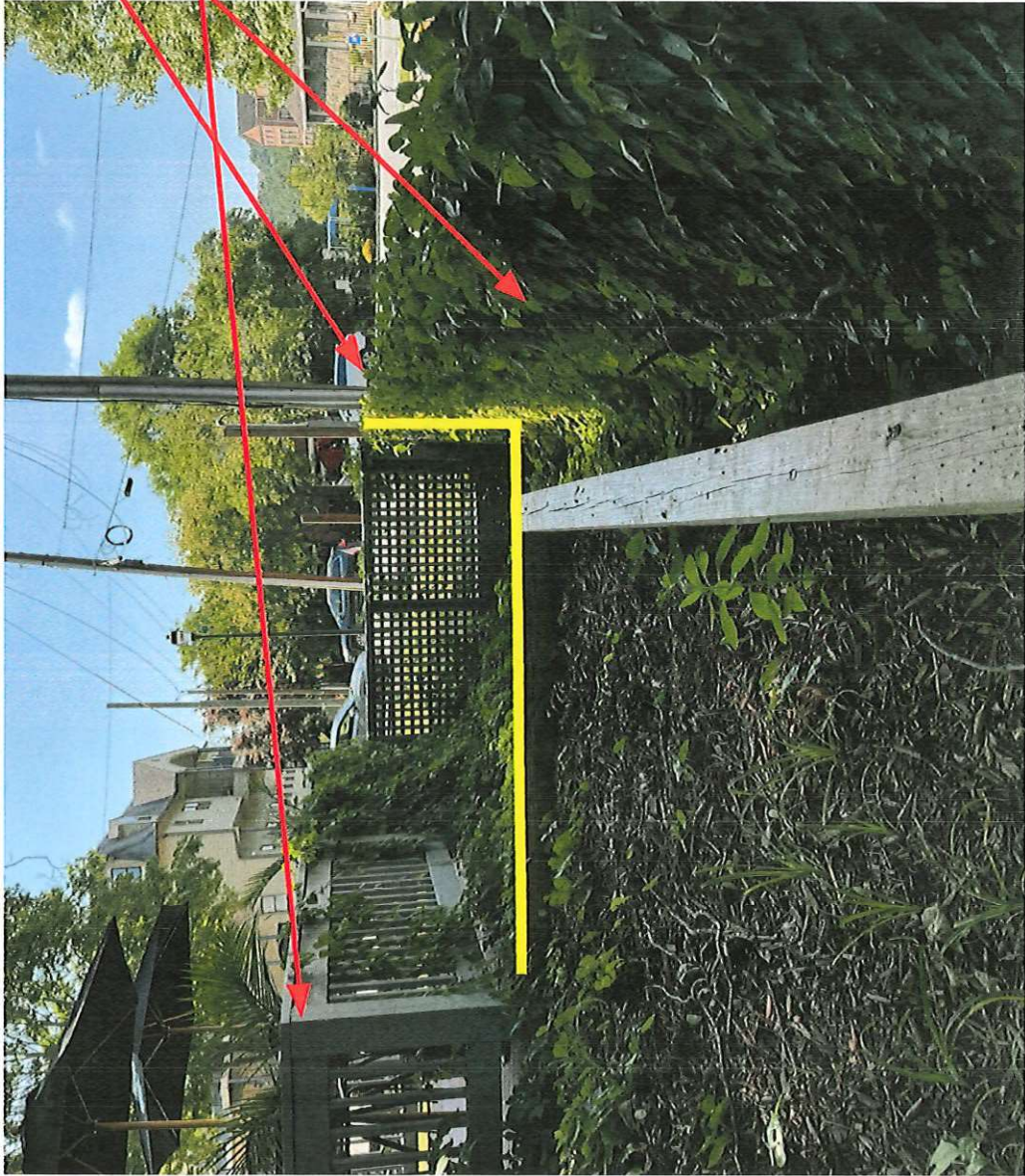


- Extend deck to current fence line
- Remove overgrown vegetation
- Current colors will be used (Grey's)

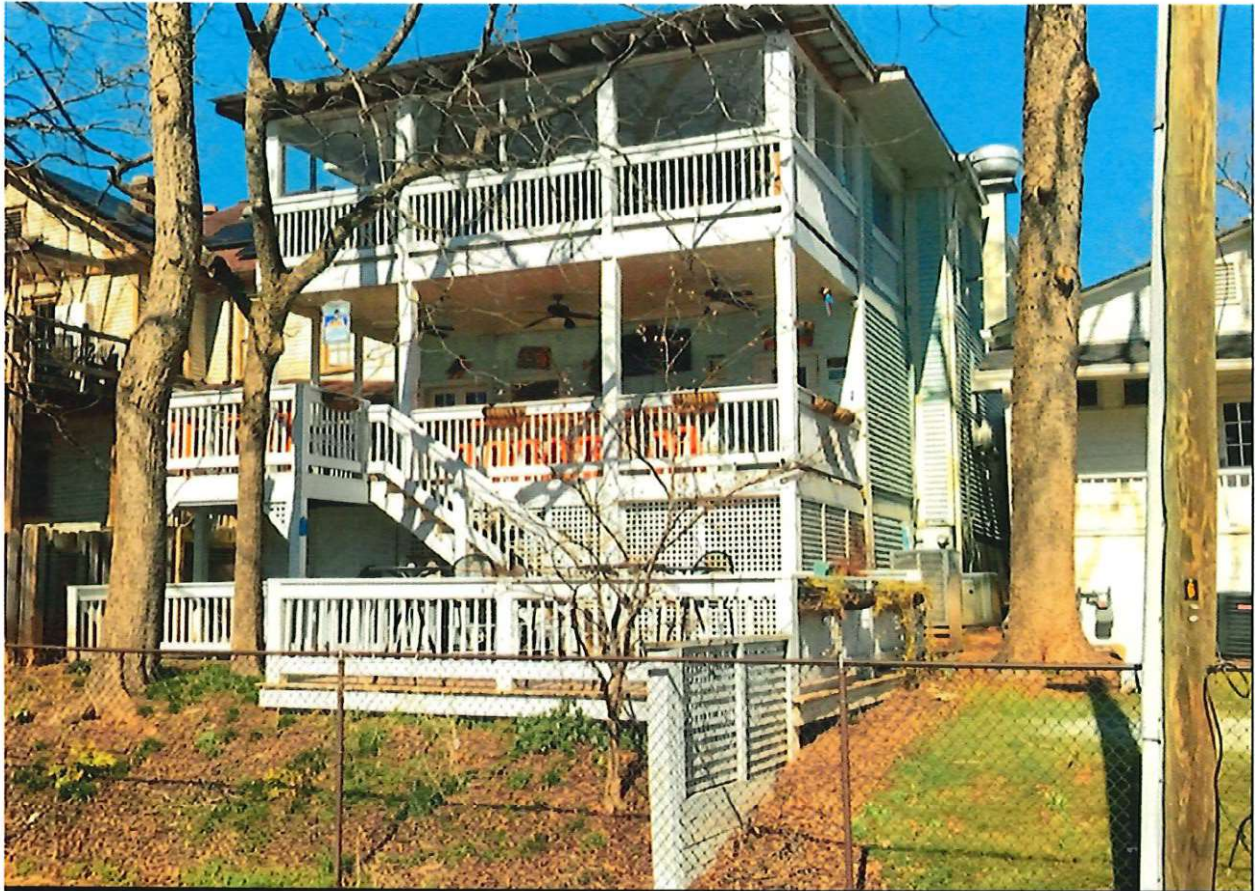




- Extend deck to current fence line
- Remove overgrown vegetation
- Current colors will be used (Grey's)







3/2/22, 2:49:01 PM

8774

DOCH 000228  
FILED IN OFFICE  
01/23/2014 10:30 AM  
BK:1268 PG:11-18  
RITA HARKINS  
CLERK OF COURTS  
LUMPKIN COUNTY



REAL ESTATE TRANSFER TAX  
PAID: \$500.00

093-2014-000049

Prepared by/return to  
Shelly Townley Martin  
133 Prominence Court  
Suite 110  
Dawsonville, GA 30534

## WARRANTY DEED

### GEORGIA, DAWSON COUNTY

THIS INDENTURE, made this 15<sup>th</sup> day of January, 2014, between BACK PORCH LLC, Grantor, and J & J ESTABLISHMENTS, INC., Grantee,

#### WITNESSETH:

That the said Grantor, for and in consideration of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee the following described real property, to-wit:

All that tract or parcel of land lying and being in Land Lot 950 of the 12<sup>th</sup> District, 1<sup>st</sup> Section of Lumpkin County, Georgia, and being in the City of Dahlonega, consisting of Tract 1, which is more particularly described and delineated according to a plat of survey prepared by Michael S. Kelley, Ga., Reg. Surveyor 2313, dated May 5, 1993, which has been approved by the Dahlonega City Council, which is recorded in Plat Book 26, Page 3, Lumpkin County records, and which is incorporated by reference herein for a more full and complete description, and being a portion of the property which was conveyed to Glenn D. Conner under a Warranty Deed dated November 18, 1981, from Frank R. Tiller, Jr., which is recorded in Deed Book G-4, Page 7, Lumpkin County records.

Subject to the permitted exceptions set forth in Exhibit "A" attached hereto and incorporated herein by reference.

No merger of the fee estate conveyed hereby with the estate, title and security interest granted by that Deed to Secure Debt from Back Porch, LLC to James M. Adam, as Executor U/W Mary Lou Conner shall occur (notwithstanding the fact that title to all such interests may be vested in the same person or entity) until and unless the holder of all such interests shall execute an appropriate instrument effecting such merger and shall duly file the same in the records of Lumpkin County, Georgia.

This Warranty Deed is being executed in compliance the Order Authorizing Sale of Property Free and Clear of Liens and Interests, With Liens and Interests to Attach to Proceeds and Approving Compromise and Settlement of Claims of George E. Butler, II, which is attached hereto as Exhibit "B".


**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the Grantees, as joint tenants with right of survivorship as defined above, the heirs, executors and assigns of the survivorship, forever, in Fee Simple.

AND, SUBJECT TO the title matters expressly set forth herein, the Grantor will warrant and forever defend the right and title to the above described tract or parcel of land unto the Grantee against the claims of all persons whomever.

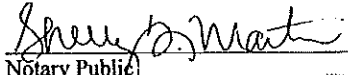
IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Back Porch LLC

  
Unofficial Witness

By:  (SEAL)  
Lester Lee Creef, Managing Member

  
Notary Public

My commission expires:  
(SEAL)

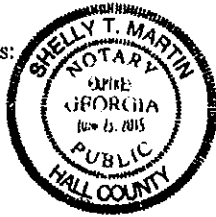


EXHIBIT "A"

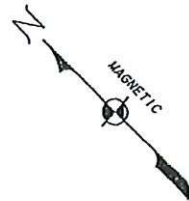
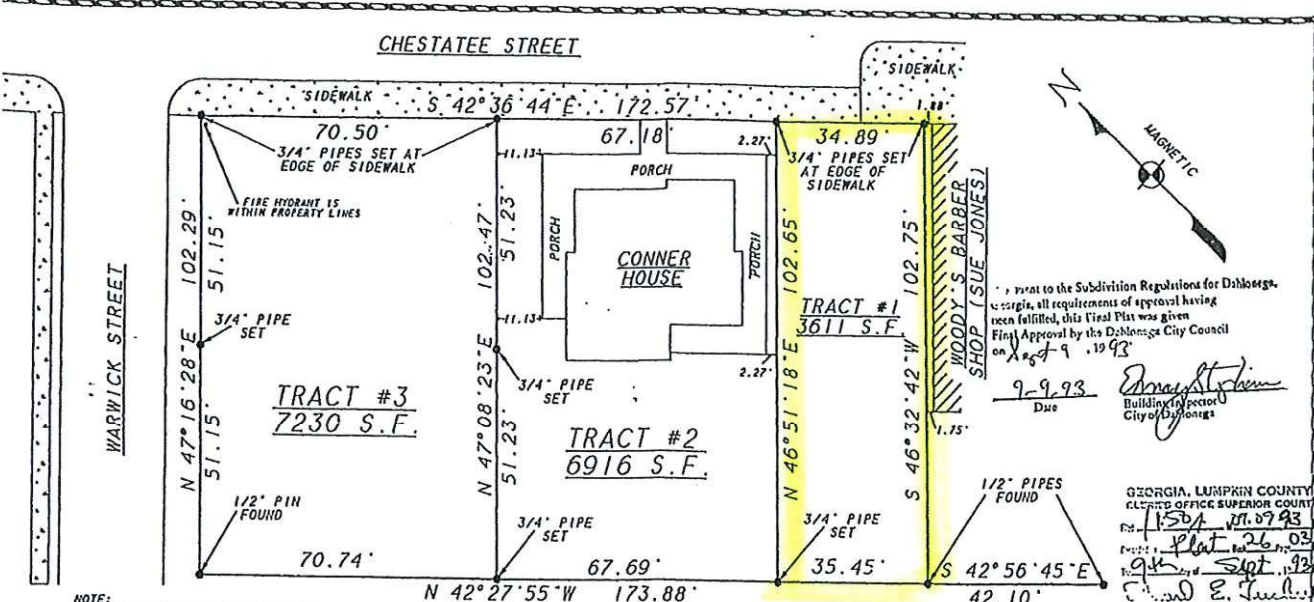
PERMITTED EXCEPTIONS



- a. Deed to Secure Debt from Back Porch, LLC to James M. Adam, dated October 29, 2010, filed November 24, 2010, recorded in Deed Book 1175, page 286, in the amount of \$357,500.00; as affected by Subordination Agreement from George E. Butler, II to Back Porch, LLC, dated November 1, 2012, filed December 8, 2011, recorded in Deed Book 1200, page 750, Lumpkin County, Georgia records (NOTE: The date of the document shows 2012 when it should read 2011); As Assigned to J & J Establishments, Inc., a Georgia Corporation, dated January 7, 2013.
- b. Easement from Glenn D. Conner to Glenn D. Conner, dated May 3, 1004, filed May 4, 1994, recorded in Deed Book J13, page 275, aforesaid records.
- c. All matters shown on recorded plat filed in Plat Book 26, page 3, aforesaid records.



CHESTATEE STREET



In accord with the Subdivision Regulations for Dahlonega, Georgia, all requirements of approval having been fulfilled, this First Plat was given Final Approval by the Dahlonega City Council on Sept 9, 1993

9-9-93  
Date

*Amey St. Jones*  
Building Inspector  
City of Dahlonega

GEORGIA, LUMPKIN COUNTY  
CLERK OF SUPERIOR COURT  
FILED 1504 27.09.93  
Plat 26, 03  
9th Sept 93  
S. AND E. TUCKER, CLERK

NOTE:  
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN.

IN MY OPINION THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. REFERENCE MAP FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 130129 0001 B, DATED SEPTEMBER 18, 1991.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET, AND WAS ADJUSTED USING THE N/A RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN        FEET.

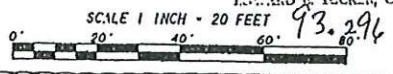
EQUIPMENT USED: NIKON D-50 TOTAL STATION

REFERENCE PLATS:  
1) COL. FRANK R. TILLER, JR. BY U. C. WICHT DATED 6 OCT. 1973. PLAT BOOK 3 PAGE 258.  
2) JAMES LEON MOORE PROPERTY SURVEY BY U. C. WICHT, DATED 21 NOV. 1977. P.B. 5, P. 494.

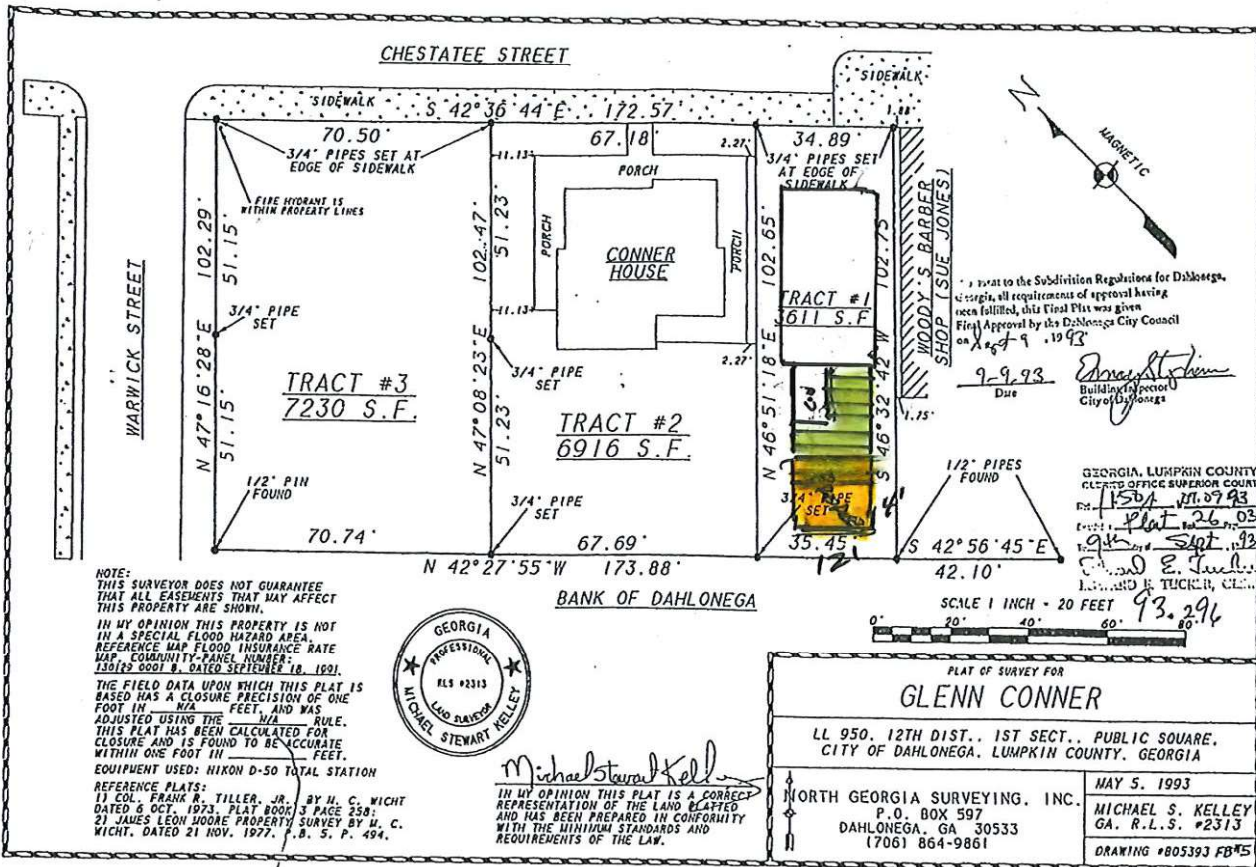


*Michael Stewart Kelley*

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



PLAT OF SURVEY FOR <b>GLENN CONNER</b>	
LL 950, 12TH DIST., 1ST SECT., PUBLIC SQUARE, CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA	
NORTH GEORGIA SURVEYING, INC. P.O. BOX 597 DAHLONEGA, GA 30533 (706) 864-9861	MAY 5, 1993 MICHAEL S. KELLEY GA. R.L.S. #2313 DRAWING #805393 FB#5



EXISTING, OPEN, UNCOVERED

PROPOSED DECK - (OPEN, UNCOVERED). 12' FEET WIDE X 4' FEET



**CITY OF DAHLONEGA**  
465 Riley Road  
Dahlonega, Georgia 30533  
Phone: 706-864-6133

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**STAFF REPORT FOR HISTORIC PRESERVATION COMMISSION  
REQUEST FOR CERTIFICATE OF APPROPRIATNESS (COA)**

**Case:** COA-24-3

**Parcel I.D.:** D11-004

**Address:** 19 North Chestatee Street

**Petitioner:** Steven Scales, J & J Establishment Inc.

**Work Session Date:** August 14, 2024

**Voting Session Date:** August 26, 2024

**Zoning District:** B-3: Historical Business District

The Historical Business District is intended to protect and promote the educational, cultural, economic, and general welfare of the public through the preservation and protection of worthy structures in historic areas which exhibit a distinct aspect of the community, and which serve as visible reminders of history and cultural heritage. The district aims to assure that new structures and uses will be architecturally in keeping with the character to be preserved or enhanced.

**Request:**

Reconstruct and expand an existing outdoor deck.

- All decking will be reconstructed with wood planks consistent with the current material appearance.
- Removal of vegetation in the rear yard to accommodate deck expansion.
- The proposal represents an additional 48 square feet of decking.

**Findings and Analysis:**

Section 109-20(d) of the City of Dahlonega Historic Preservation Ordinance authorizes the Dahlonega Historic Preservation Commission to review applications for Certificate of Appropriateness (COA). Section 2502 of the Dahlonega Zoning Ordinance requires the

approval of a COA prior to new construction and material changes in appearance (including painting) for any building within a designated Historic District.

The applicant proposes the demolition of the existing wooden deck located in the rear yard of the subject site. Immediately following this demolition, the deck would be rebuilt in a larger configuration, using materials similar to the existing structure. The existing deck railings will also be replaced and expanded, as conceptualized in the application.

The Lumpkin County Board of Assessors indicates that the subject building was originally constructed in 1904. However, the building was extensively reconstructed around 40 years ago after sustaining severe damage. The structure has two stories and an attic, with porches and covered outdoor space attached. However, this request pertains to an uncovered deck area which is structurally separate from the building. The proposed expansion of the deck does not involve joining it to the building; it will expand towards the rear property line.

The site has a history of restaurant and retail use. Additionally, the rear property line directly abuts a private street which serves the institutional building on that site.

Pursuant to the Dahlonega Historic District Design Guidelines, staff has identified the following to be brought to the attention of the Commission:

### 3.6 Exterior Lighting:

The applicant proposes the installation of LED string lighting in the deck areas.

### 5.3 Decks:

The reconstruction and expansion of the deck will require the removal of existing vegetation; however, this largely consists of weeds/overgrowth. New railings are also to be installed.

### 6.2 Demolition:

The applicant proposes to demolish the existing, standalone decking, with no impact to the historic building on the site.

### **Staff Recommendation:**

Staff recommends approval of the requested COA. Details of the construction proposal should be considered prior to any official decision.





## 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 \$100 non-refundable fee;  
 A completed application and any required support materials listed on page 3.  
 Incomplete application will not be forwarded to HPC for review.  
 Plus \$50.00 sign fee

**Application Deadline:**

Application and support material must be submitted to the Community Development Dept. 30 days prior to the regular HPC meeting which is held the fourth Mon. of the month at 6:00pm

**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 the date of issuance of determination.

**Additional Information**

Only fill out the second Page if applicable

Office use only:
Date: _____
Project #: _____
Fee paid: _____
Hearing date: _____

CONTACT	Applicant*: <u>J. Allen Head</u> Phone #: <u>706-344-9611</u> Mailing Address: <u>TheDuallydude@gmail.com</u>
PROPERTY AND PROJECT	Property Address: <u>75 North Grove St</u> Zoning: <u>CBD</u> Tax Parcel: _____ Type of project (check all that apply): New construction <input type="checkbox"/> new building <input type="checkbox"/> addition <input checked="" 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 type="checkbox"/> demolition <input type="checkbox"/> relocation <input checked="" type="checkbox"/> other Proposed starting date: <u>ASAP</u>
AUTHORIZATION	<p>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 the time and that any changes or additions will require another application.</p> <p>Signature <u>J. Allen Head</u> Date <u>7/9/2024</u></p>



Owner Permission Letter for Alterations to Building

Date: 7/9/2024

Regarding: Rose of Sharon 75 N Grove St Dahlonega  
Name and property address of business  
Bu: 12045

I, J. Allen Head, hereby grant permission to \_\_\_\_\_  
Owners name Name of renter

To do alterations to the facade and or landscape of the building and property being discussed.

If you have any questions regarding this correspondence, please feel free to contact me at:

Name of property owner: J. Allen Head

Mailing address: P.O. Box 1007  
Dahlonega, Ga 30533

E mail address: TheDuallydude@gmail.com

Phone number: 706-344-9611

J. Allen Head  
Signature of property owner





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

going to paint top of building and  
building itself





## APPLICATION CHECKLIST

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Include photos or drawings of each i.e. of doors, windows, trim, cornice, pickets etc.... Photos of proposed site and adjoining properties/buildings

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- Photo of existing building Photos of adjoining properties Photo of earlier historic appearance
- Sketches or drawings and description of proposed changes
- Description or picture of the type of material proposed for use in the alteration
- Photos or drawing of the building element to be altered i.e. doors, windows, trim, cornice, pickets etc....

PAINTING EXTERIOR OF BUILDING.

Site changes including parking areas, drives, walks, addition of fences, walls or outbuildings major landscape elements and including removal of large trees or shrubs

- Photo of site
- Photo of adjoining properties
- Site plan or sketch of site indicating location of changes
- Description of materials to be used
- Landscape plan (as described above)



## Tim Martin

---

**From:** J. Allen Head <theduallydude@gmail.com>  
**Sent:** Tuesday, July 9, 2024 8:38 PM  
**To:** Tim Martin  
**Subject:** COA application  
**Attachments:** attachment 1.pdf

NOTICE: The message below was generated outside of your organization. Please proceed with caution.













# Lumpkin County, GA

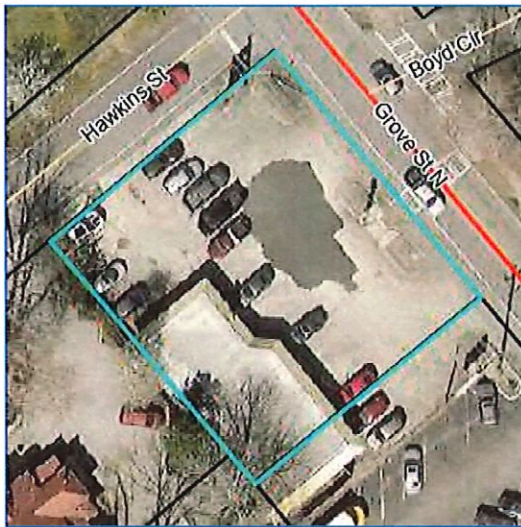
## Summary

Parcel Number D11044  
 Location Address 75 GROVE STREET NORTH  
 Legal Description LOT GROVE ST LL 951 LD 12-1  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Character Area CBD  
 Tax District Dahlonega (District 02)  
 Millage Rate 28.825  
 Acres 0.32  
 Neighborhood \*CITY@1250/FF (00344)  
 Homestead Exemption No (S0)  
 Landlot/District 951 / 12

[View Map](#)



## Map



## Owner

HEAD JAMES A SR TRUSTEE  
 P O BOX 838  
 DAHLONEGA, GA 30533

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	*CITY@1250/FF	Front Feet	13,900	139	100	0.32	0

## Commercial Improvement Information

Description Retail Stores-3  
 Value \$162,777  
 Actual Year Built 1976  
 Effective Year Built 1995  
 Square Feet 2688  
 Wall Height 10  
 Wall Frames Reinforced Concrete  
 Exterior Wall 50% Brick  
 50% Concrete Block  
 Roof Cover Tar & Gravel  
 Interior Walls Painted Masonry  
 Floor Construction Reinforced Concrete  
 Floor Finish 50% Concrete  
 50% Carpet  
 Ceiling Finish Sheetrock  
 Lighting Standard F.F.  
 Heating Cent. Htg. & A.C.  
 Number of Buildings 1



### Accessory Information

Description	Dimensions/Units	Identical Units	Value
Paving-Conc.(N) 4" 3001-10000	0x0 / 7000	0	\$5,198

### Permits

Permit Date	Permit Number	Type	Description
02/09/2018	3116	COMMERCIAL	New Business occupant. C/O inspection. Re-connection of plumbing.

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/29/2005	P36 409		\$0	Gift	HEAD JAMES A	HEAD JAMES A SR TRUSTEE

### Area Sales Report

Sale date range:

From:   To:



### Valuation

	2024	2023	2022	2021	2020
Previous Value	\$312,761	\$245,204	\$218,984	\$218,984	\$218,984
Land Value	\$144,786	\$144,786	\$144,786	\$144,786	\$144,786
+ Improvement Value	\$162,777	\$162,777	\$95,220	\$69,000	\$69,000
+ Accessory Value	\$5,198	\$5,198	\$5,198	\$5,198	\$5,198
= Current Value	\$312,761	\$312,761	\$245,204	\$218,984	\$218,984

### Tax Collector

### Photos







Sketches



**CITY OF DAHLONEGA**  
465 Riley Road  
Dahlonega, Georgia 30533  
Phone: 706-864-6133

---

**STAFF REPORT FOR HISTORIC PRESERVATION COMMISSION  
REQUEST FOR CERTIFICATE OF APPROPRIATENESS (COA)**

**Case:** COA-24-4

**Parcel I.D.:** D11-044

**Address:** 75 Grove Street North

**Petitioner:** J. Allen Head

**Work Session Date:** August 14, 2024

**Voting Session Date:** August 26, 2024

**Zoning District:** CBD: Central Business District

The Central Business District is intended to establish and preserve a compact central business district convenient and attractive for a wide range of retail uses, business transactions, government and professional offices, places of amusement, employment activities, and services to the public designed primarily to meet the day-to-day retail and service needs of residents of the City of Dahlonega.

**Request:**

Paint the exterior walls of a previously unpainted building, which consist of masonry.

Paint the top/roof of building.

**Findings and Analysis:**

Section 109-20(d) of the City of Dahlonega Historic Preservation Ordinance authorizes the Dahlonega Historic Preservation Commission to review applications for Certificate of Appropriateness (COA). Section 2502 of the Dahlonega Zoning Ordinance requires the approval of a COA prior to new construction and material changes (including painting) in appearance for any building within a designated Historic District.

The applicant proposes the painting of the existing, unpainted building located at 75 Grove Street North. This will include both the exterior walls and the roof of the building. The exterior walls consist of unpainted brick and concrete block masonry. The Lumpkin

County Board of Assessors indicates that the subject building was constructed in 1976. The site has a history of personal service, financial, retail, and gasoline sale uses.

Pursuant to the Dahlonga Historic District Design Guidelines, staff has identified the following to be brought to the attention of the Commission:

4.6 Exterior Walls and Trim, 4.7 Brick and Masonry, 4.9 Paint and Paint Colors:

The applicant proposes to paint the exterior walls of the subject building, which have not previously been painted. The walls are composed of brick and concrete block masonry. The painting of previously unpainted masonry is discouraged by the Design Guidelines.

**Recommendation:**

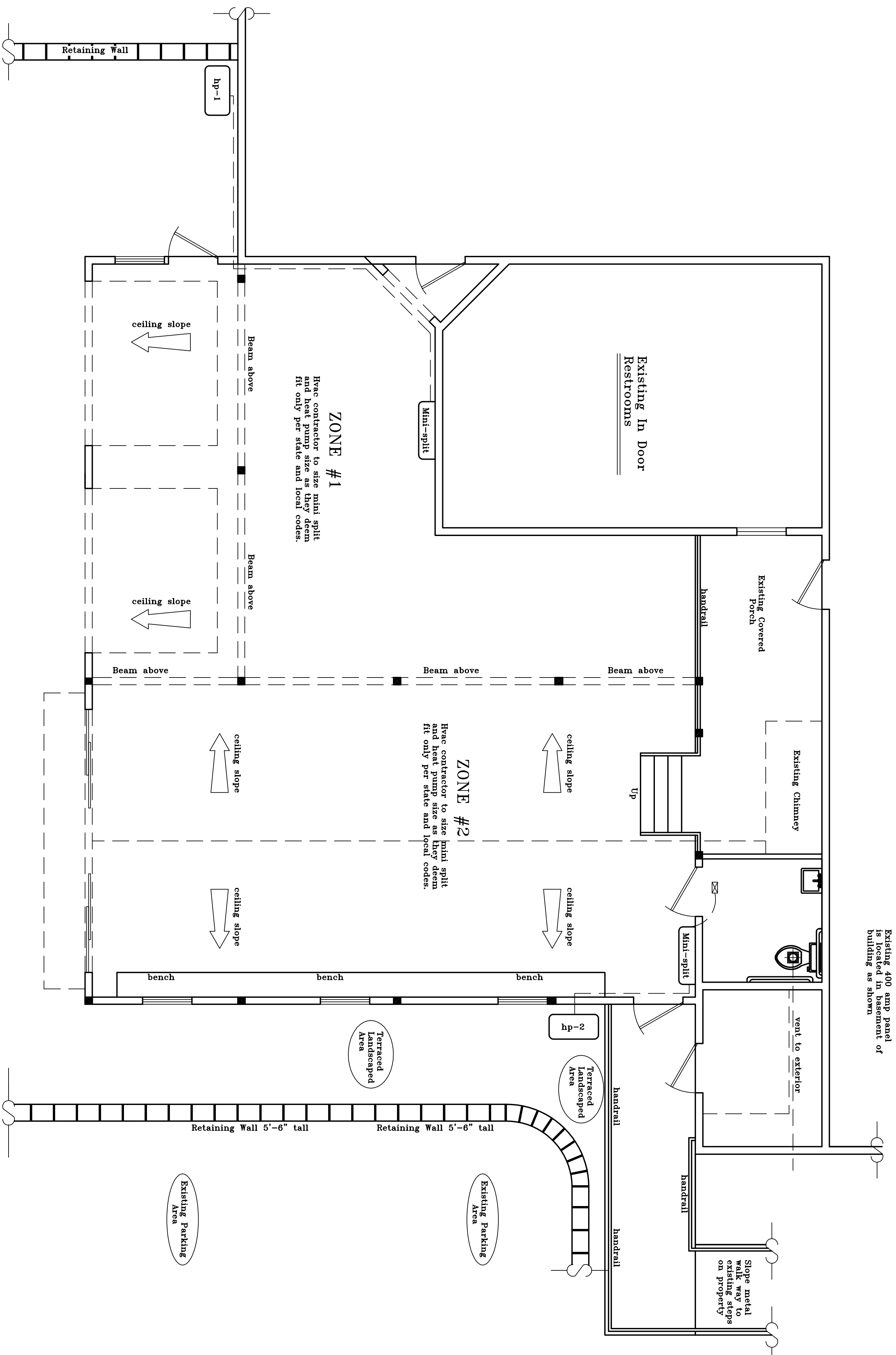
Staff recommends denial of the requested COA, because the painting of originally unpainted masonry, as proposed by the applicant, is not consistent with historic district design guidelines.

However, if the HPC members see fit, approval with modifications may be an appropriate reaction to this request, with the following *modification*:

1. No exterior surfaces that are currently unpainted or composed of masonry may be painted.



Note:  
Builder to Verify  
all dimensions



NOTE:  
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Sheet  
M1  
OF: 1

REVISIONS: DATE: BY: DATE: 11/01/2023

THE SMITH HOUSE  
- DAHLONEGA, GEORGIA -  
Mechanical Plan

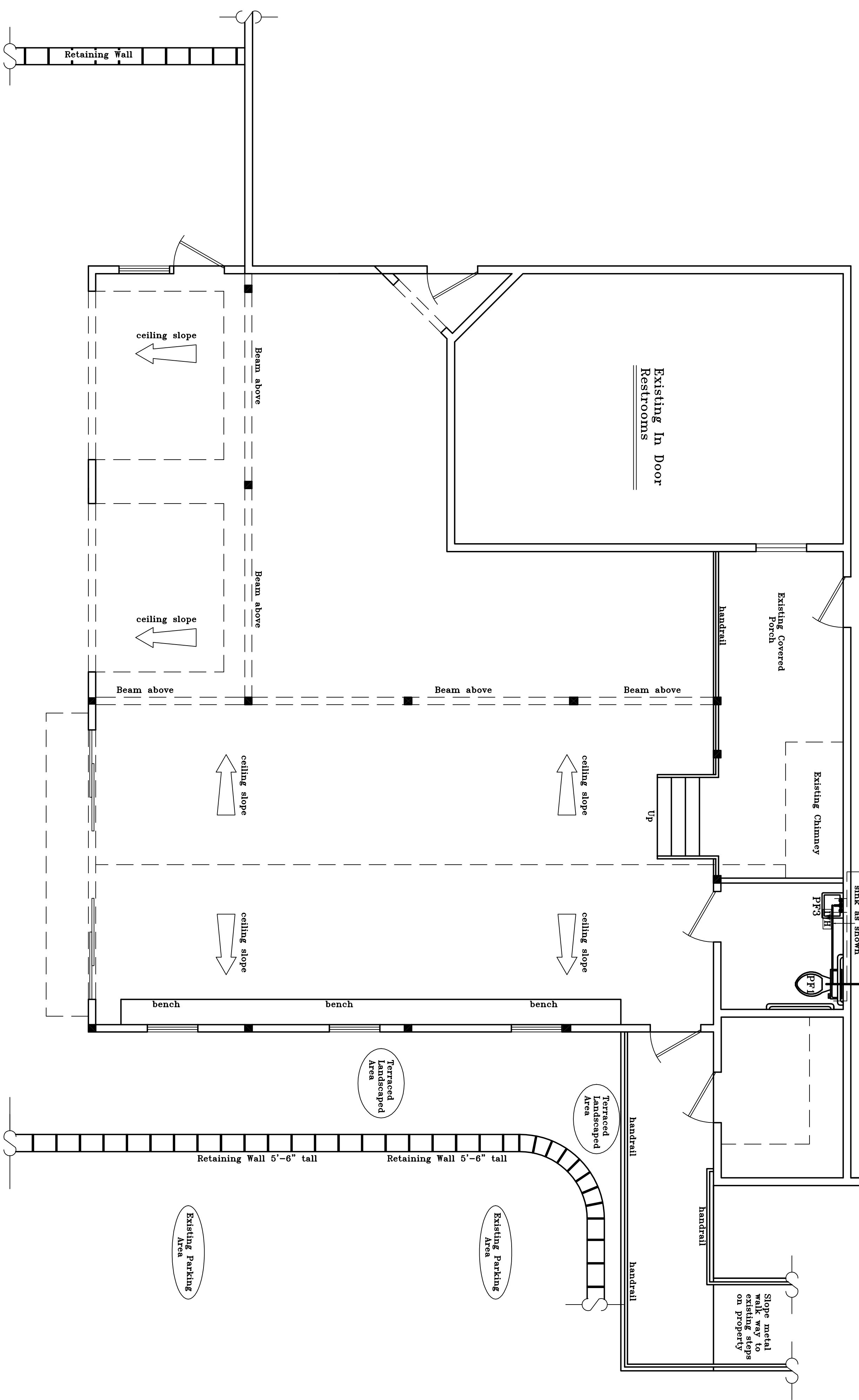
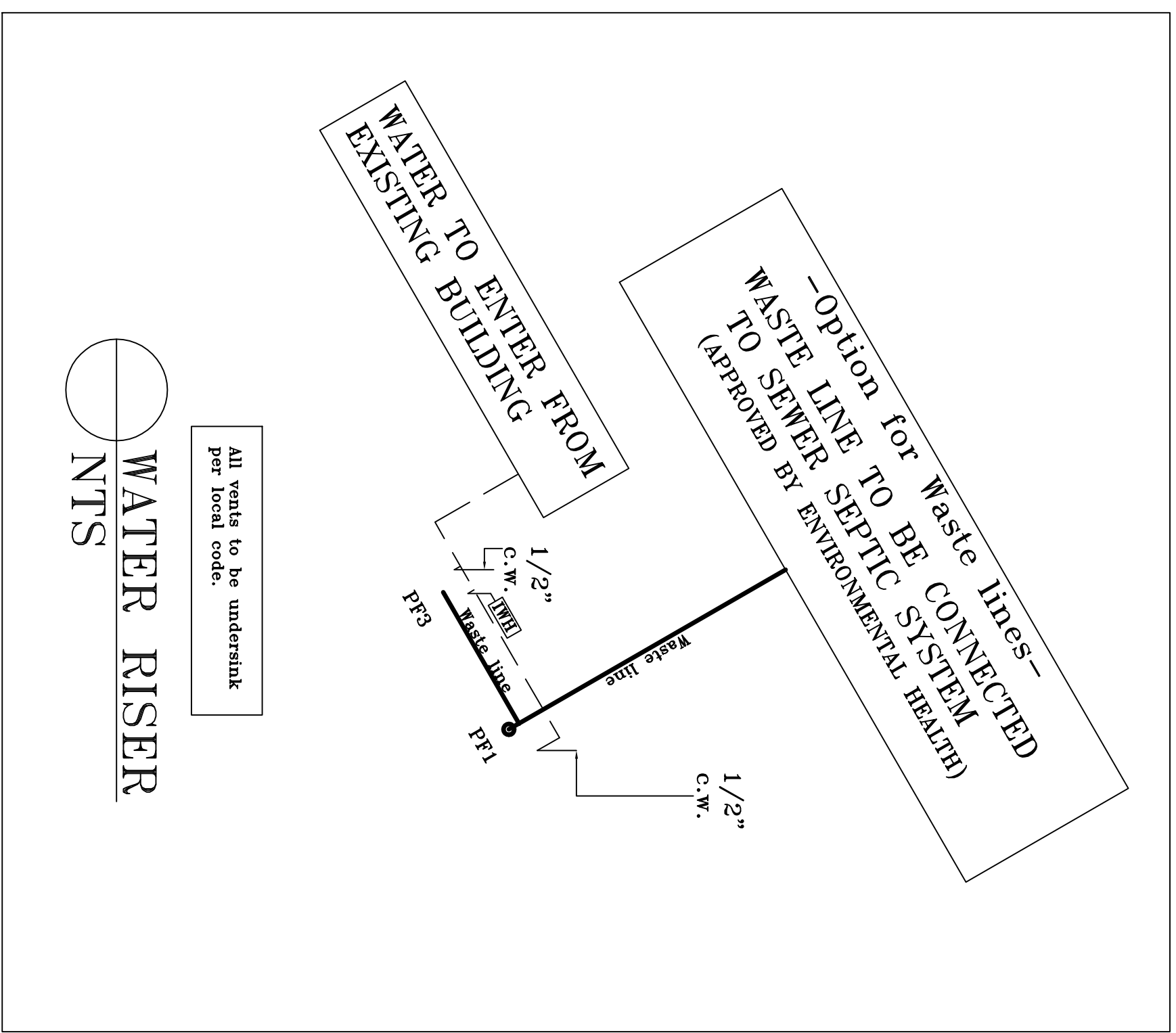
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THOMAS RANDOLPH GRIFFEN  
GAINESVILLE, GA 30501  
Drawn By: Lance Fuller  
Lance Fuller Design's  
P.O. Box 2082  
Dahlonega, Ga 30533  
770-366-1036

1/2" HOT WATER  
 1/2" COLD WATER  
 4" WASTE LINE  
 INSTANT WATER HEATER  
 WATER HEATER  
 IWH

PLUMBING FIXTURE SCHEDULE					
MARK	FIXTURE	DESCRIPTION	WASTE CONN.	C.W. SUPPLY	H.W. SUPPLY
PF1	WATER CLOSET-ADA	HANDICAP-ELONGATED FLUSH TANK TOILET, 1.28 GPF GABRIEL WHITE VITREOUS CHINA TOILET, SIFON ACTION, 16 1/2" HIGH BOWL, WHITE SOLID PLASTIC OPEN FRONT HEAVY DUTY SEAT	4"	1/2"	--
PF3	LAVATORY-WALL HUNG ADA	1/2" O.C. 207417" GPF PER. WITH RIFUSER TRIM, SINGLE LEVER FAUCET WITH 0.5 GPM AERATOR, LESS DRAIN, 1/2" MALE THREADED CONNECTIONS.	2"	1/2"	1/2"

FIXTURES SPECIFIED AS A BASIS OF DESIGN. SIMILAR PLUMBING FIXTURES SELECTED BY THE CONTRACTOR SHALL BE ACCEPTABLE



-Option for Waste Lines-  
 WASTE LINE TO BE CONNECTED  
 TO SEWER SEPTIC SYSTEM  
 (APPROVED BY ENVIRONMENTAL HEALTH)

Note:  
 Builder to Verify  
 all dimensions

Sheet  
**P1**  
 OF:1

REVISED:	DATE:	BY:	DATE:11/01/2023

THE SMITH HOUSE  
 -DAHLONEGA, GEORGIA-

Plumbing Plan

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 GAINESVILLE, GA 30501  
 Drawn By: Lance Fuller  
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 Dahlonega, Ga 30533  
 770-366-1036

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MAINS: 400A MLO  
 VOLTAGE: 208/120 V  
 PHASE/WIRE 3PH 4W  
 MIN. AIC RATING: 65,000

# PANEL SCHEDULE #1

MAIN BUS: COPPER  
 MOUNTING: SURFACE  
 LOCATION: HALL WAY

AMPS TRIP	POLES	DESCRIPTION	#	PHASE LOAD (K.V.A.)			#	DESCRIPTION	POLES	AMPS TRIP
				A	B	C				
50	1		1				2		1	20
	2		3				4		1	20
60	5		5				6		1	20
	2		7				8		1	20
30	9		9				10		1	20
	2		11				12		1	20
20	1		13				14		1	20
20	1		15				16		1	20
20	1		17				18		1	20
20	1		19				20		1	20
	2		21				22		1	20
20	1		23				24		1	20
20	1		25				26		1	20
20	1		27				28		1	20
20	1		29				30		1	20
30	31		31				32		1	20
	1		33				34		1	20
20	1		35				36		1	20
20	1		37				38		1	20
20	1		39				40		1	20
20	1		41				42		1	20
NOTES:			TOTALS							
			CONNECTED LOAD: 189 AMPS							
			DEMAND LOAD: 137 AMPS							

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 OF:2

REVISED: DATE: BY: DATE:11/01/2023

THE SMITH HOUSE  
 -DAHLONEGA, GEORGIA-  
 Electrical Panel Plan

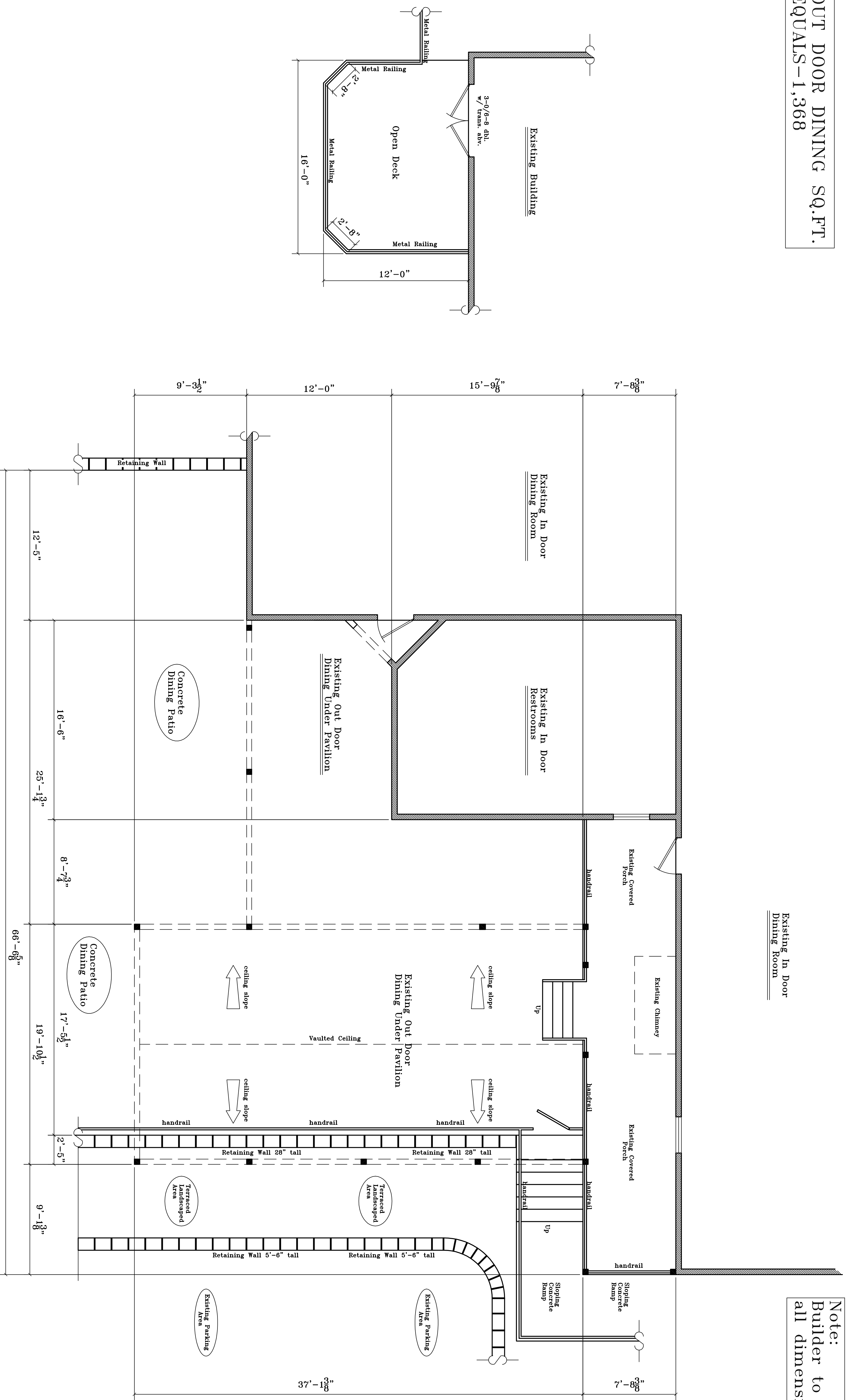
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 Drawn By: Lance Fuller  
 Lance Fuller Design's  
 P.O. Box 2082  
 Dahlonega, Ga 30533  
 770-366-1036



OUT DOOR DINING SQ.FT.  
EQUALS-1,368

Note:  
Builder to Verify  
all dimensions



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Sheet  
A2  
OF:3

REVISED:	DATE:	BY:	DATE:11/01/2023

THE SMITH HOUSE  
-DAHLONEGA, GEORGIA-  
Existing Floor Plan

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GAINESVILLE, GA 30501  
Drawn By: Lance Fuller  
Lance Fuller Design's  
P.O. Box 2082  
Dahlonega, Ga 30533  
770-366-1036



## 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 \$100 non-refundable fee;  
 A completed application and any required support materials listed on page 3.  
 Incomplete application will not be forwarded to HPC for review.

### Application Deadline:

Application and support material must be submitted to the Community Development Dept. 30 days prior to the regular HPC meeting which is held the fourth Mon. of the month at 6:00pm

### Application Presentation:

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

### Building Permit:

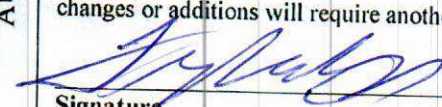
If a building permit is required the permit cannot be issued less than 15 days from the date of the date of issuance of determination.

### Additional Information

Only fill out the second Page if applicable

### Office use only:

Date: \_\_\_\_\_  
 Project #: \_\_\_\_\_  
 Fee paid: \_\_\_\_\_  
 Hearing date: \_\_\_\_\_

CONTACT	Applicant*: <u>The Smith House Management Company</u> Phone #: <u>706-867-7000</u> Mailing Address: <u>84 South Chestnut Street</u> <u>Dahlonega, GA 30533</u>
PROPERTY AND PROJECT	Property Address: <u>Same</u> Zoning: <u>CBD</u> Tax Parcel: <u>D11 100</u> <u>LOT 22950LD12-1</u> Type of project (check all that apply): <input type="checkbox"/> New construction <input type="checkbox"/> new building <input type="checkbox"/> addition <input checked="" 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 type="checkbox"/> demolition <input type="checkbox"/> relocation <input checked="" type="checkbox"/> other Proposed starting date: <u>ASAP</u>
AUTHORIZATION	<p>In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to 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 the time and that any changes or additions will require another application.</p> <p style="text-align: center;">           Signature _____ Date <u>3/20/28</u> </p>





Owner Permission Letter for Alterations to Building

Date: March 20, 2024

Regarding: The Smith House Management Company  
Name and property address of business

I, Fred Welch, hereby grant permission to The Smith House Mgmt Co  
Owners name Name of renter

To do alterations to the facade and or landscape of the building and property being discussed.

If you have any questions regarding this correspondence, please feel free to contact me at:

Name of property owner: Fred Welch

Mailing address: 1229 Dawsonville Hwy  
Dahlonega, GA 30533

E mail address: Freddy@Smithhouse.com

Phone number: 706-265-5600

[Signature]  
Signature of property owner





Historical Preservation Society

Re: continuation of the proposed plan for the Veranda at the back side of the Smith House

Proposed Material & Colors

The exterior walls of the proposed area will be in Hardy Plank with the colors and trim of the original building. Siding Color 6142 Macadamia and Trim 2814 Rockwood Antique Gold by Sherman Williams.

(2) 10X7 Metal Roll-up Garage Doors

(2 sets) 4X7 Vinyl Sliding Doors

(3) 60X72 Exterior Windows

2x4 exterior siding hardie plank walls

Treated 2X6 Rafters

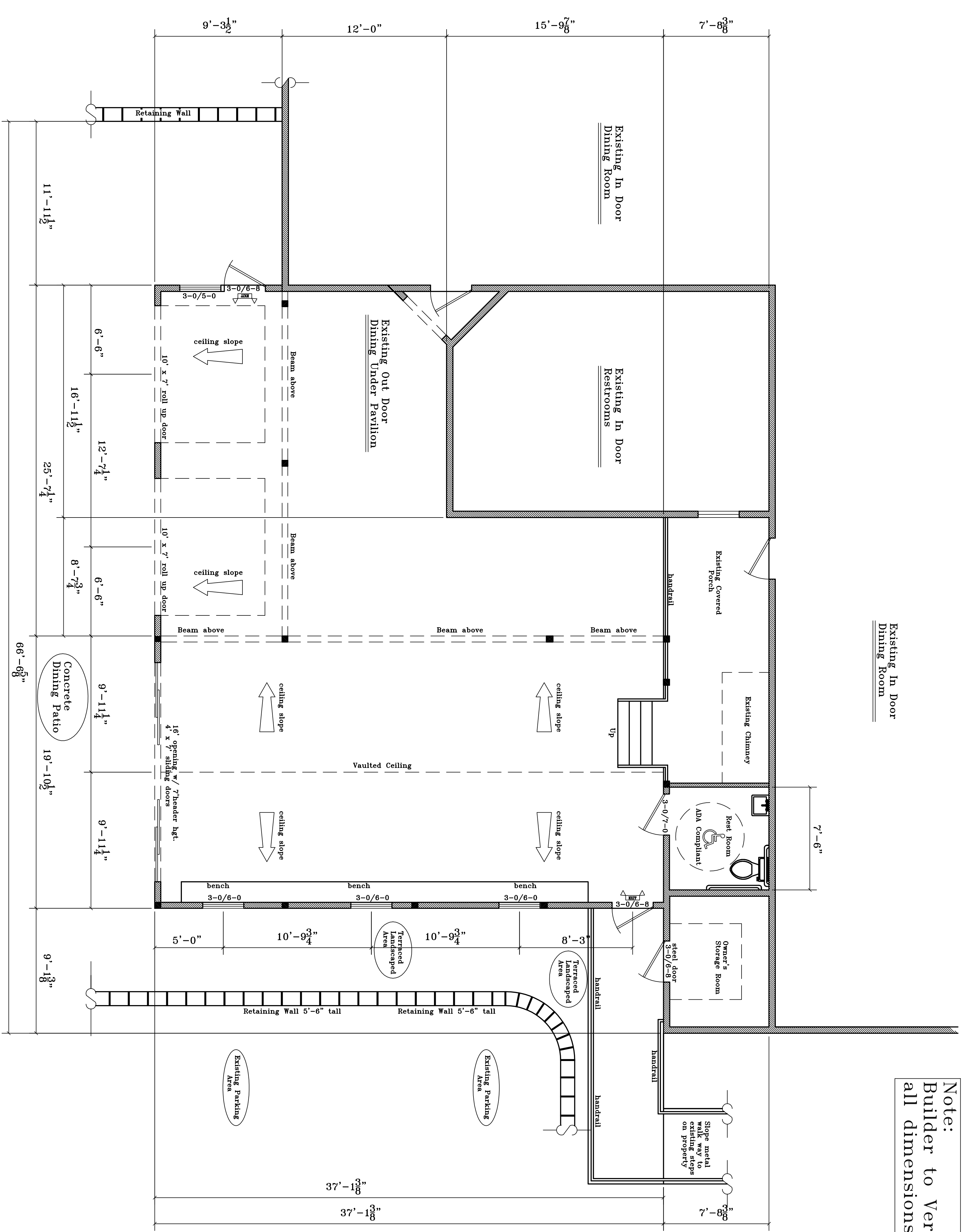
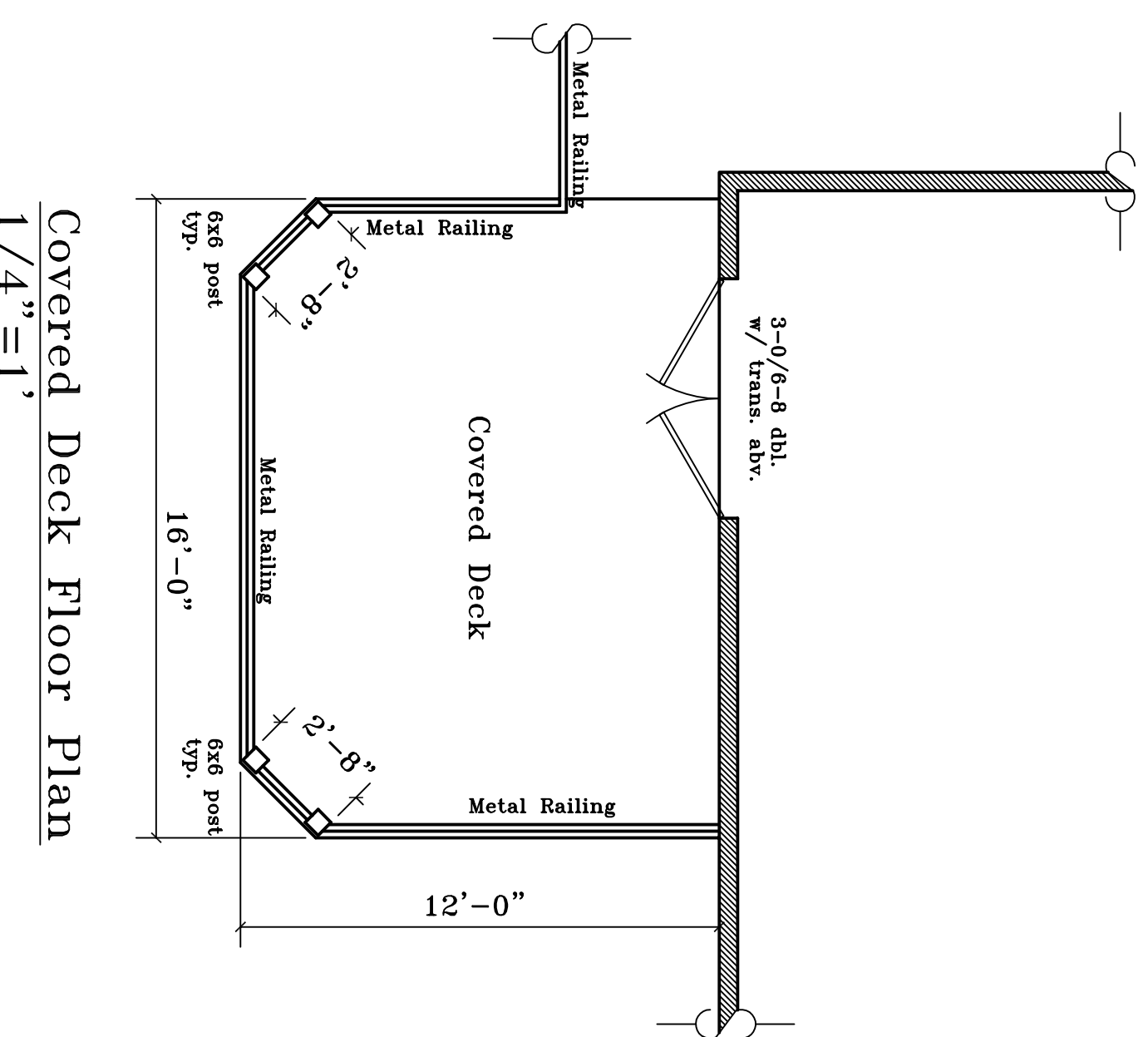
Tongue & Groove White Pine ceiling matching existing ceiling on the Veranda

Desking OSB boards

The Metal Roof standing seam that matches the original metal roof and color.

**REMODELED DINING SQ.FT.  
EQUALS-1,680**

Scope of Work:  
Contractor to enclose Covered Dining  
area as shown on Remodeled Floor Plan  
with shed roof as shown below.



**Note:**  
Builder to Verify  
all dimensions

Sheet **A3**  
OF: 3

REVISED:	DATE:	BY:	DATE: 11/01/2023

**THE SMITH HOUSE  
-DAHLONEGA, GEORGIA-  
Floor Plan Remodel**

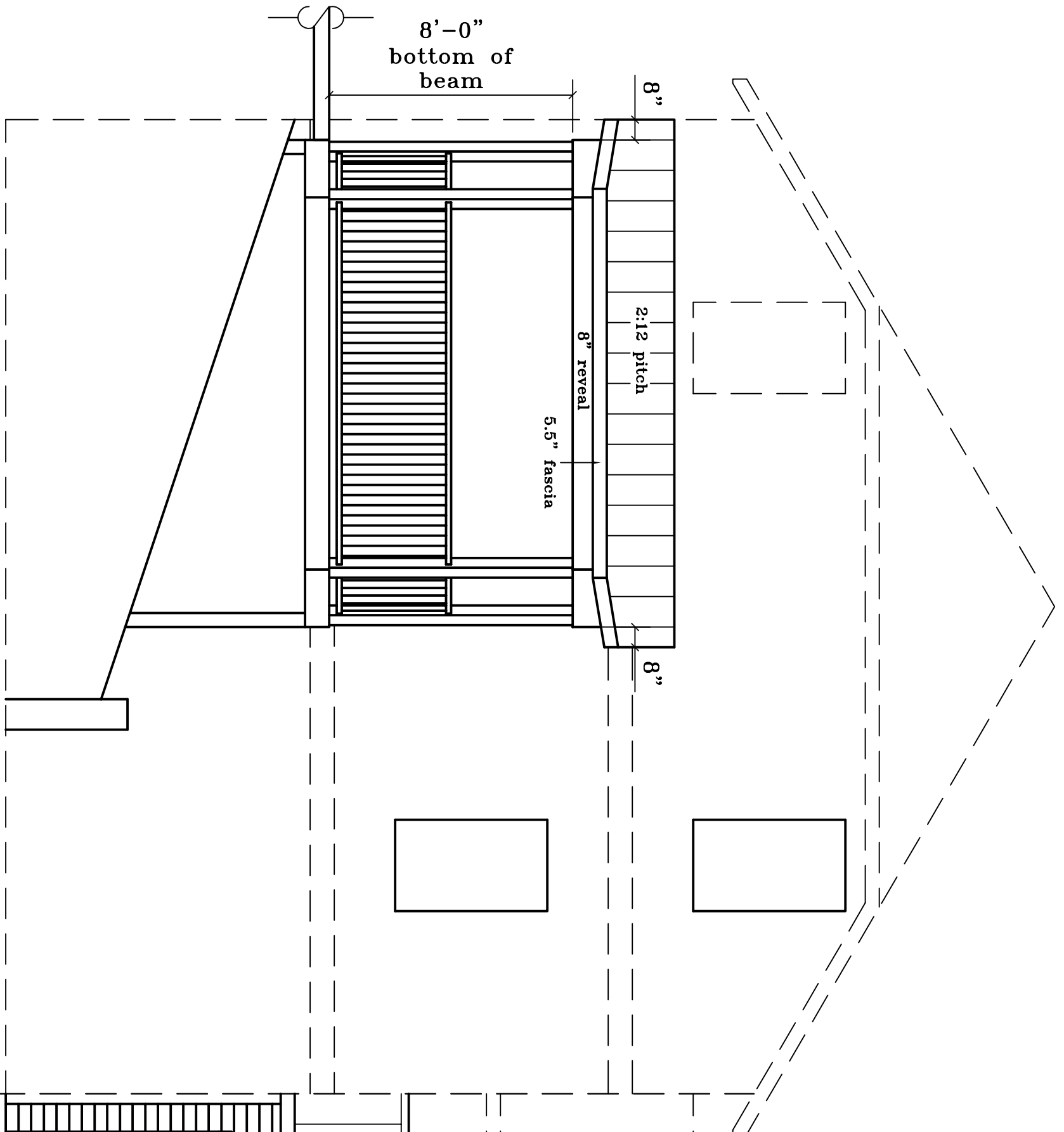
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**THOMAS RANDOLPH GRIFFEN**  
GAINESVILLE, GA 30501

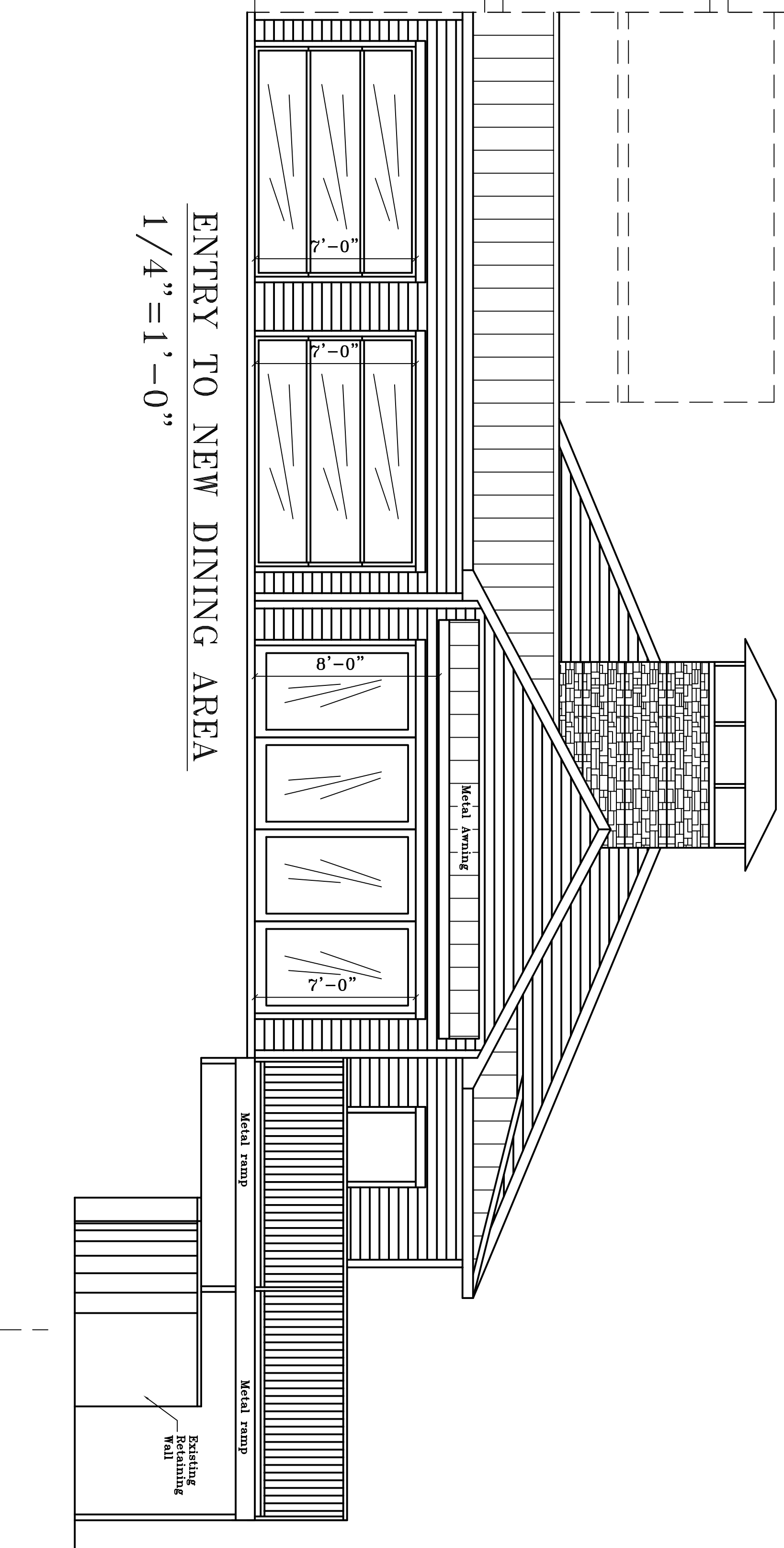
Drawn By: Lance Fuller  
Lance Fuller Design's  
P.O. Box 2082  
Dahlonega, Ga 30533  
770-366-1036

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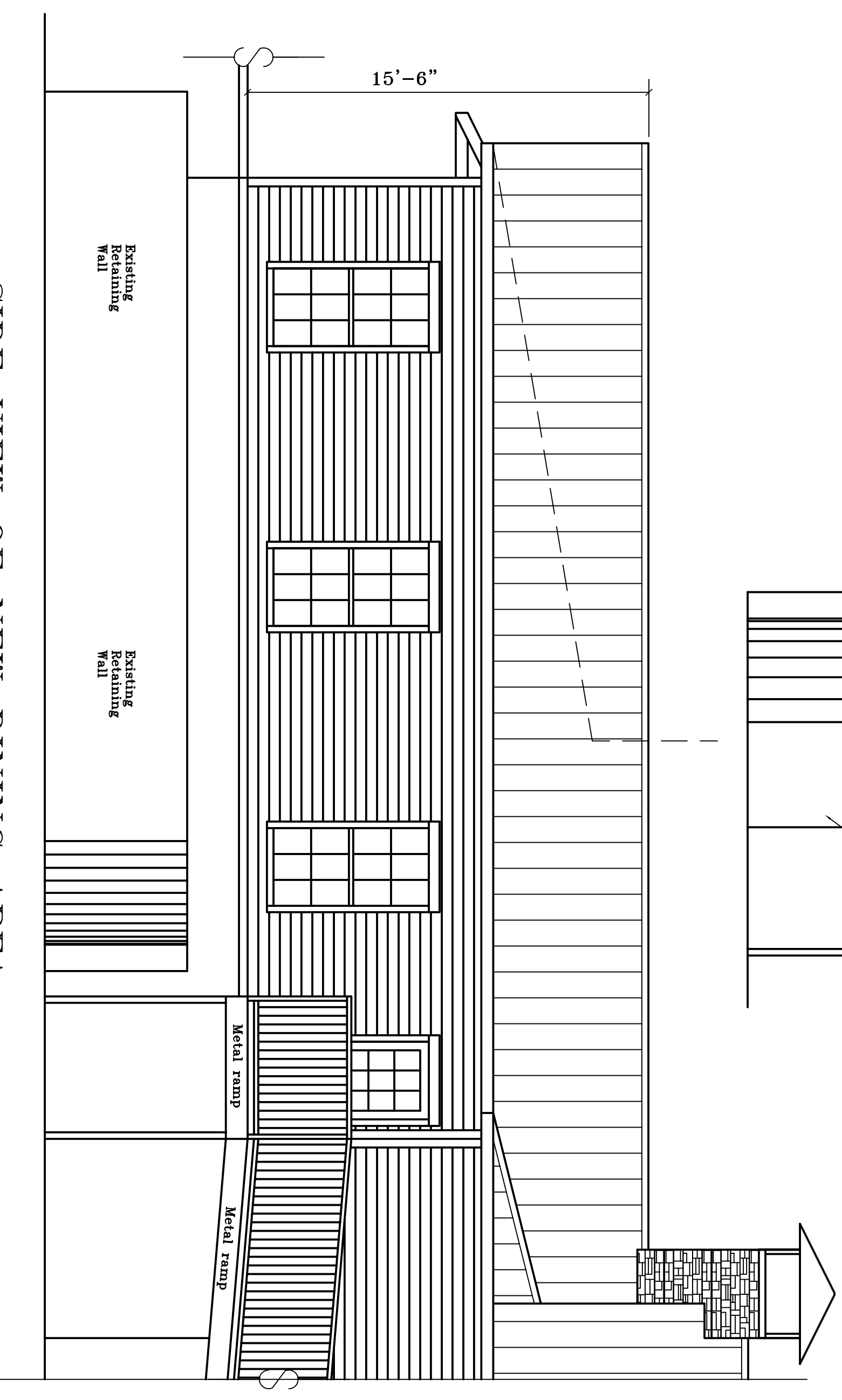
Note:  
Builder to Verify  
all dimensions



ENTRY TO NEW DINING AREA  
1/4" = 1'-0"



SIDE VIEW OF NEW DINING AREA  
1/4" = 1'-0"



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Sheet  
A1  
OF:3

REVISED: DATE: BY: DATE:11/01/2023

THE SMITH HOUSE  
- DAHLONEGA, GEORGIA -  
Elevation's A

To the best of my knowledge these plans are drawn to comply with the owner's and/or builder's specifications and any changes made on them after prints or made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions of enclosed drawings. Lance Fuller Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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Lance Fuller Design's  
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Dahlonega, Ga 30533  
770-366-1036





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

The Smith House Veranda 84 South Chestnut St Dahlonega

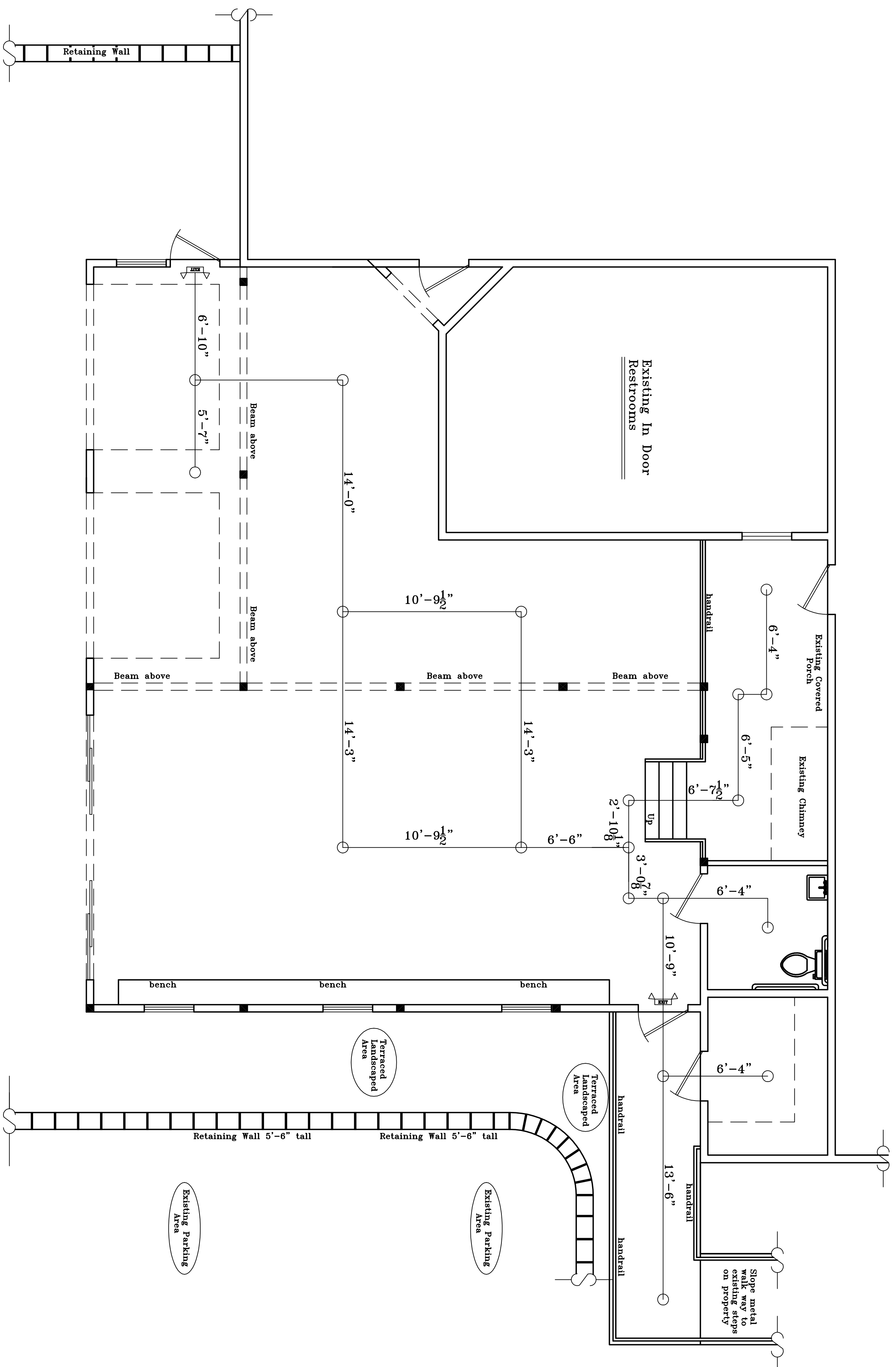
### The Scope of our Project

(1) The top roof to be put over our Carriage House deck is to prevent the rain from coming in to our existing dining room (Carriage Room) below. We have been having major problems during heavy rain of flooding of the dining room. We feel this will fix the problem.

(2) The other roof we want to attach to the existing Veranda roof. This roof will prevent rain from coming in during our private events. On Water Street location (in front of our parking deck), we want to enclose the veranda with siding and windows. Existing colors will be used from other buildings. The side facing the new hotel (The Lodge) we want to install metal pull-up doors on one side and on the other vinyl siding doors.

A list of materials and colors are included

Note:  
Builder to Verify  
all dimensions



NOTE:  
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Sheet	REVISED:	DATE:	BY:	DATE: 11/01/2023
EX 1				
OF: 1				

THE SMITH HOUSE  
- DAHLONEGA, GEORGIA -  
Exit Plan

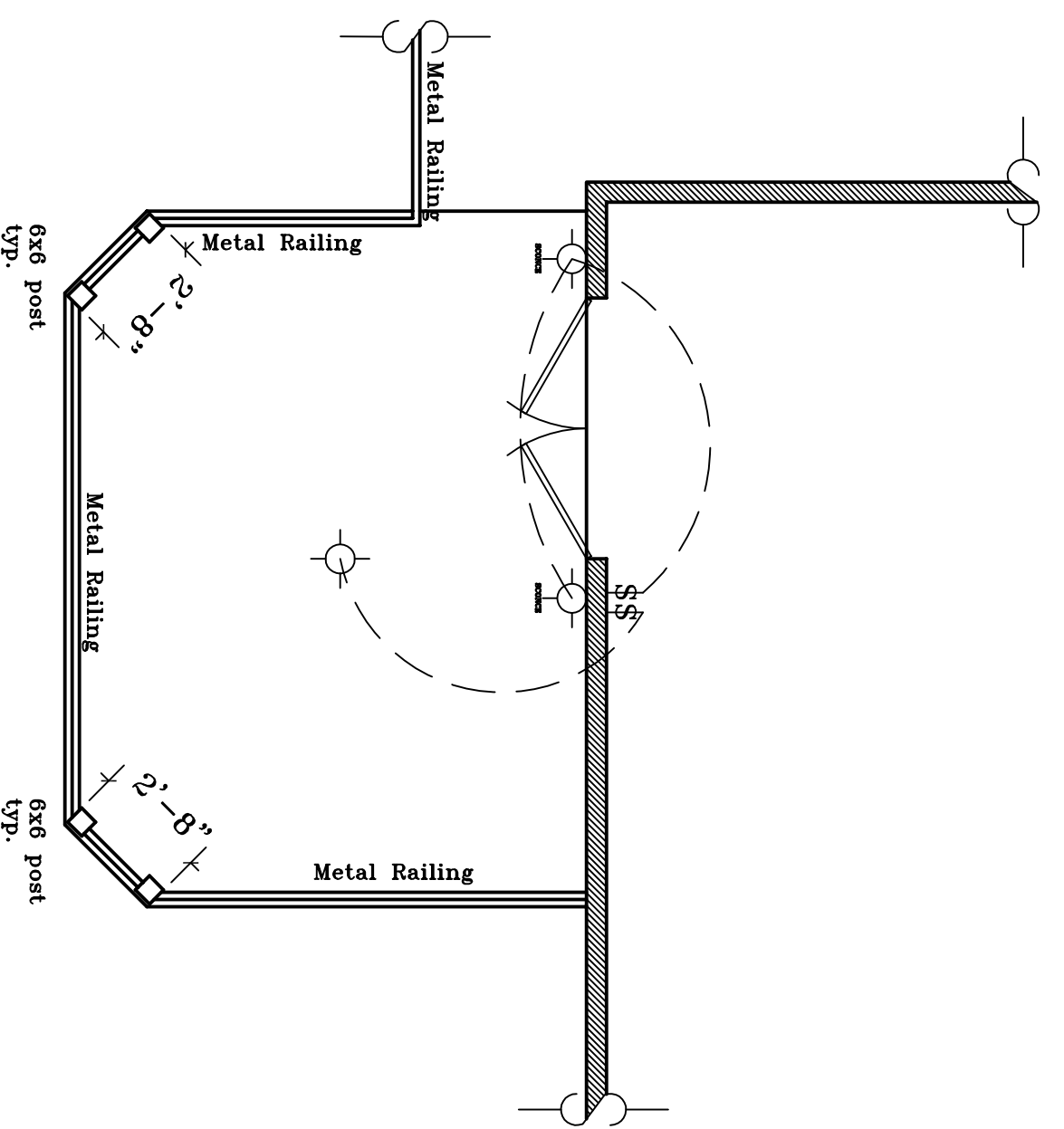
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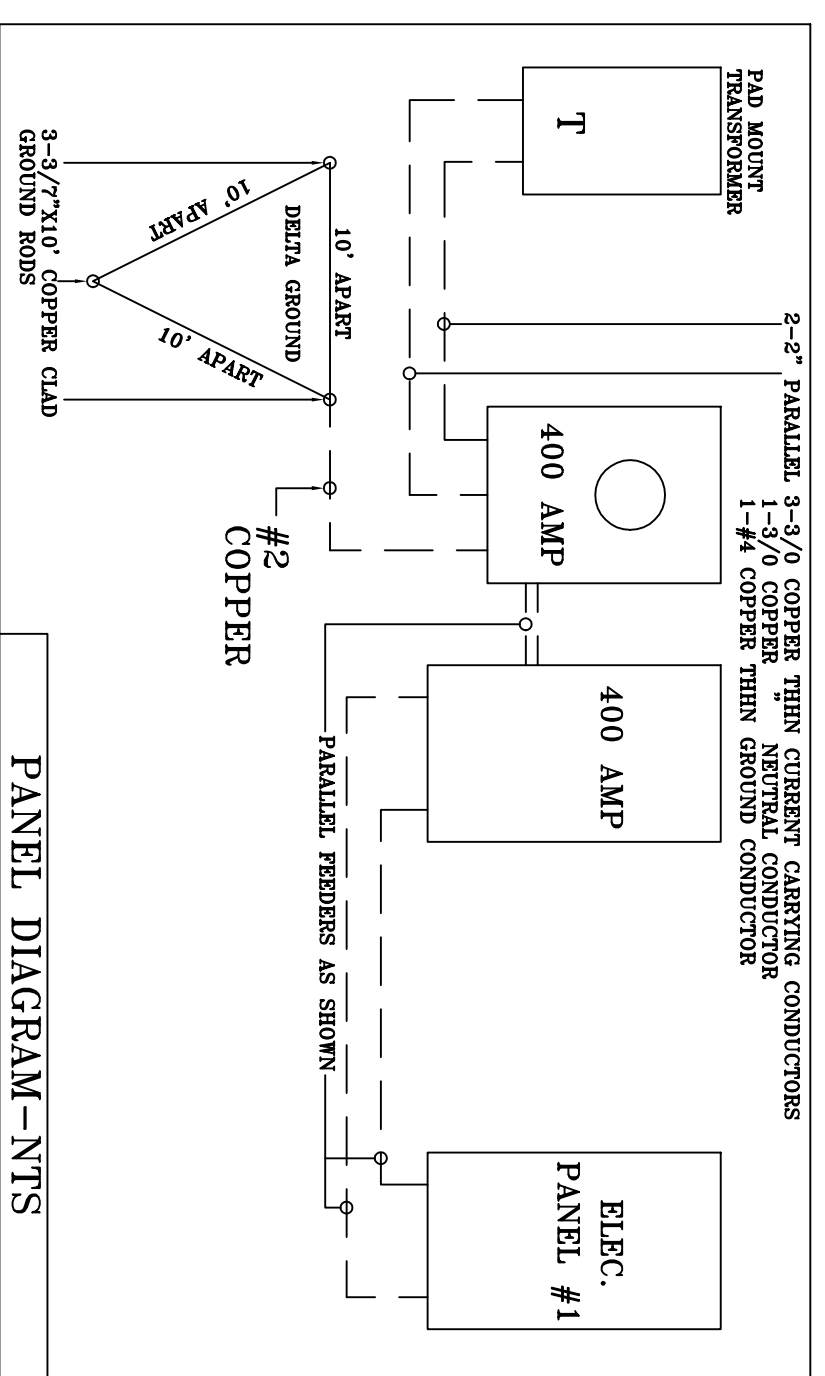
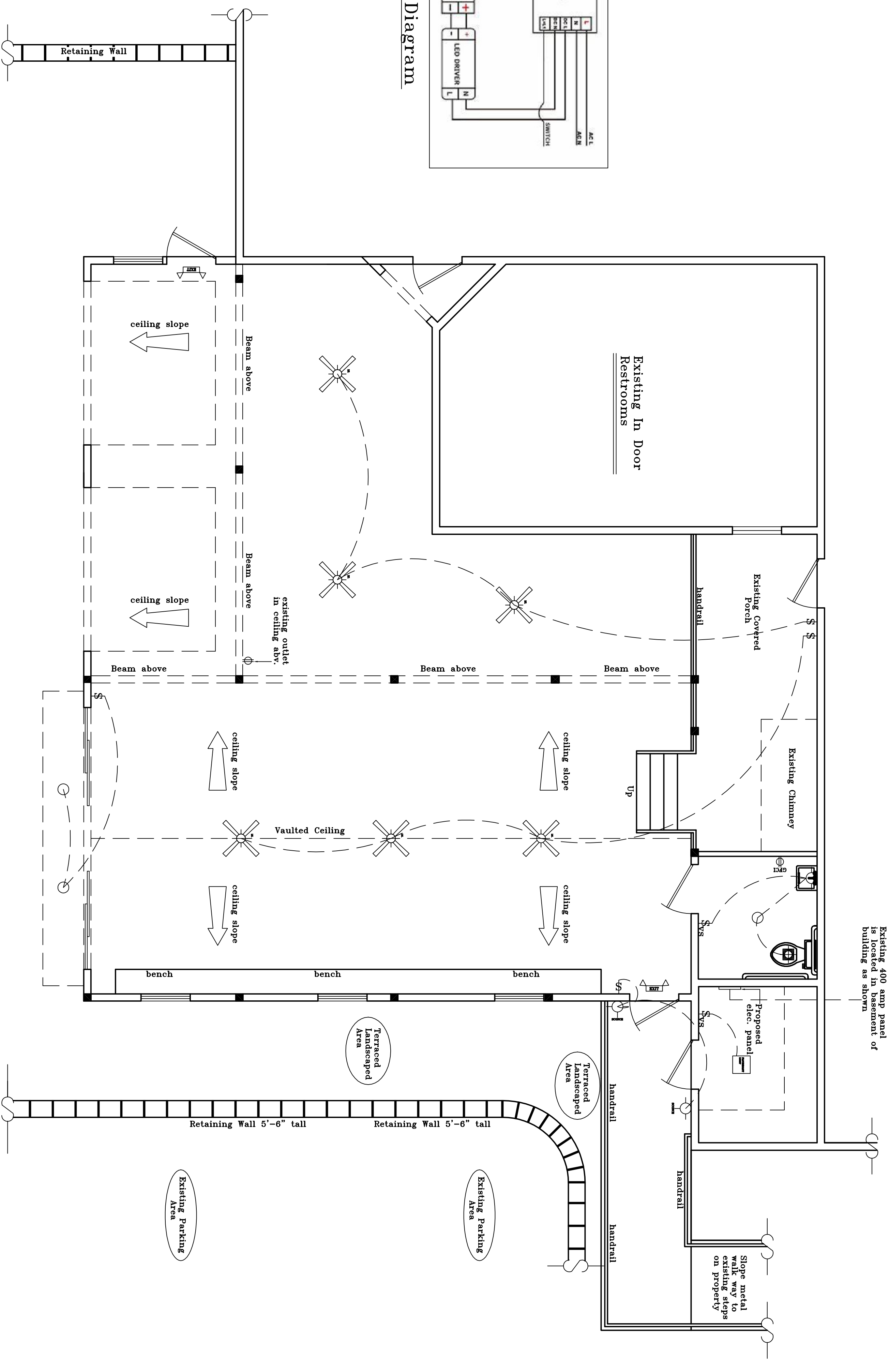
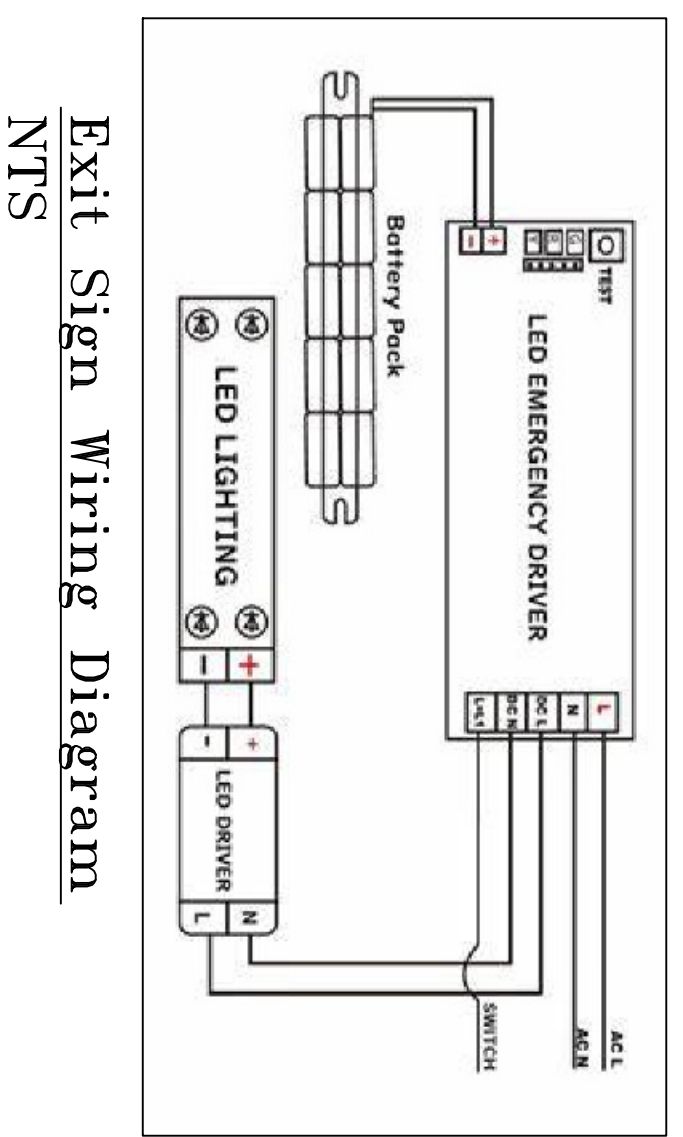


Covered Deck Electrical Plan  
1/4"=1'

- ELECTRICAL LEGEND -

	ELECTRICAL OUTLET
	ELECTRICAL OUTLET WITH GFCI
	ELECTRICAL OUTLET WITH GROUND FAULT BREAKER
	VACUAC SENSOR SWITCH - part # UltraVac vss
	LIGHT SWITCH
	RECESSED LIGHT/CAN LIGHT
	SOURCE LIGHT
	LIGHT FIXTURE
	FAN WITH LIGHT FIXTURE
	2 X 3 FLUORESCENT FIXTURE
	EXHAUST FAN WITH LIGHT - vent to exterior
	SMOKE DETECTOR - SEE NOTE BELOW
	KITCHEN HOOD LIGHT
	EXIT SIGN WITH DUAL LIGHTS
	2 X 4 FLUORESCENT FIXTURE
	4' X 8' FLUORESCENT FIXTURE
	WALL PACK

NOTE:  
All smoke detectors to be hard-wired with battery backup and must be interconnected.



Existing 400 amp panel is located in basement of building as shown

Sheet  
E1  
OF:2

THE SMITH HOUSE  
- DAHLONEGA, GEORGIA -  
Electrical Plan

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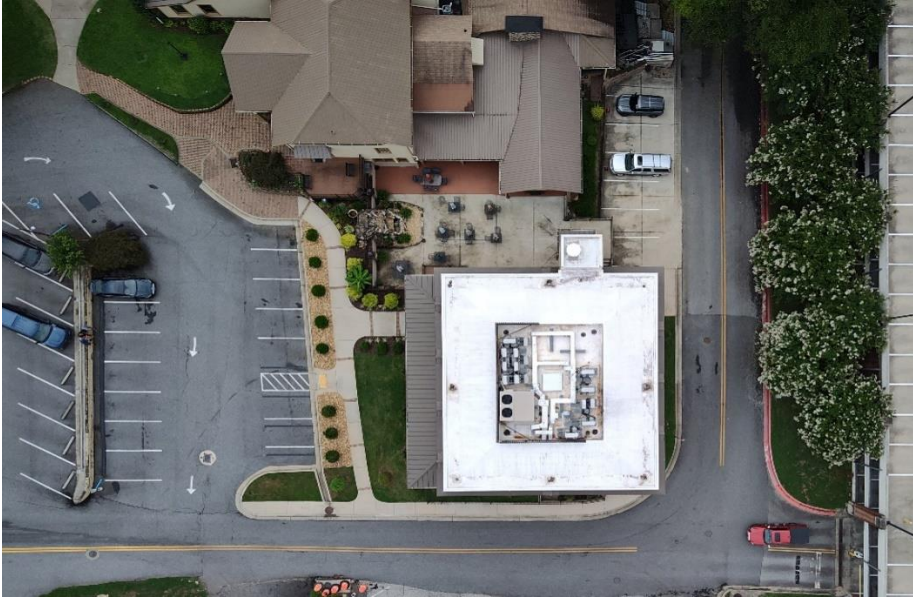
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**CITY OF DAHLONEGA**  
465 Riley Road  
Dahlonega, Georgia 30533  
Phone: 706-864-6133

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**STAFF REPORT FOR HISTORIC PRESERVATION COMMISSION  
REQUEST FOR CERTIFICATE OF APPROPRIATENESS (COA)**

**Case:** COA-24-5

**Parcel I.D.:** D11-100

**Address:** 84 South Chestatee Street

**Petitioner:** Freida Welch-Bafile

**Work Session Date:** August 14, 2024

**Voting Session Date:** August 26, 2024

**Zoning District:** CBD: Central Business District

The Central Business District is intended to establish and preserve a compact central business district convenient and attractive for a wide range of retail uses, business transactions, government and professional offices, places of amusement, employment activities, and services to the public designed primarily to meet the day-to-day retail and service needs of residents of the City of Dahlonega.

**Request:**

Exterior Modifications

- Construct a roof structure over an existing deck.
- Enclose an existing veranda with roofing and walls.
- Install metal roll-up doors.
- Install vinyl sliding doors.

**Findings and Analysis:**

Section 109-20(d) of the City of Dahlonega Historic Preservation Ordinance authorizes the Dahlonega Historic Preservation Commission to review applications for Certificate of Appropriateness (COA). Section 2502 of the Dahlonega Zoning Ordinance requires the

approval of a COA prior to new construction and material changes in appearance (including painting) for any building within a designated Historic District.

The applicant proposes several exterior modifications to the principal structure, known as "The Smith House." The site features an unenclosed, open-air deck structure, which the applicant proposes to cover with a roof structure. Additionally, the applicant wishes to fully enclose an existing veranda on the site by installing roofing and walls. The walls will include windows, and the siding composition is yet to be specified. The applicant has proposed the installation of metal roll-up doors and vinyl sliding doors onto this addition, as depicted in the elevation drawings. The roll-up and sliding doors will all be approximately 7 feet in height.

The applicant has submitted surface level and aerial imagery depicting current conditions at the site. However, staff are not in receipt of a scaled site plan as of the time of writing.

The Lumpkin County Board of Assessors indicates that the subject lodging building was constructed in 1900. The site has a history of hotel and lodging use.

Pursuant to the Dahlonega Historic District Design Guidelines, staff has identified the following to be brought to the attention of the Commission:

#### 4.2 Windows and Doors:

The applicant proposes the installation of both metal roll-up and vinyl sliding doors. These doors will not directly face and street or public right-of-way. Vinyl is generally considered to be a non-traditional exterior material.

#### 4.4 Porches and Entrances:

The applicant proposes to fully enclose an existing veranda. The visibility of this enclosure, relative to the main entrance(s) to the building and site, should be considered.

#### 5.2 New Additions:

The applicant's proposals to construct roofing and walls over open-air features will add to the building mass.

#### **Staff Recommendation:**

Staff recommends approval of the requested COA. Details of the construction proposal should be considered prior to any official decision.



# Lumpkin County, GA

## Summary

Parcel Number D10 030  
 Location Address 200 GROVE STREET NORTH  
 Legal Description 2.23 ACR LL 951 LD 12-1  
 (Note: Not to be used on legal documents)  
 Class C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Character Area B2  
 Tax District Dahlonega (District 02)  
 Millage Rate 28.825  
 Acres 2.23  
 Neighborhood \*CITY@750/FF (00259)  
 Homestead Exemption No (S0)  
 Landlot/District 951 / 12

[View Map](#)



## Map



## Owner

[F WELCH INVESTMENTS LLC](#)  
 P.O. BOX 96  
 DAHLONEGA, GA 30533

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	*CITY@750/FF	Front Feet	97,328	308	316	2.23	0

## Commercial Improvement Information

Description Multipurpose Bldgs-4  
 Value \$73,111  
 Actual Year Built 1898  
 Effective Year Built 1998  
 Square Feet 1559  
 Wall Height 10  
 Wall Frames  
 Exterior Wall  
 Roof Cover  
 Interior Walls  
 Floor Construction  
 Floor Finish  
 Ceiling Finish  
 Lighting  
 Heating  
 Number of Buildings 1

Description Multipurpose Bldgs-4  
 Value \$118,051  
 Actual Year Built 1898  
 Effective Year Built 1998  
 Square Feet 2820  
 Wall Height 10  
 Wall Frames  
 Exterior Wall  
 Roof Cover  
 Interior Walls  
 Floor Construction  
 Floor Finish  
 Ceiling Finish  
 Lighting  
 Heating  
 Number of Buildings 1

### Accessory Information

Description	Dimensions/Units	Identical Units	Value
Paving-Asph.(E) 2" >10000	0x0 / 3000	0	\$940
Garage Detached	12x22 / 0	0	\$2,458
Storage Bldg D-Average	16x24 / 0	0	\$1,267
Shed Average	16x22 / 314	0	\$683

### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/5/2009	1116 681		\$500,000	Quitclaim	CITY OF DAHLONEGA	F WELCH INVESTMENTS LLC
6/8/2007	1049 659		\$425,000	Deed in lieu of foreclosure	UNITED COMMUNITY BANK	CITY OF DAHLONEGA
4/3/2007	1037 418		\$522,000	Forclosure	BRADLEY MIKINNEY INC	UNITED COMMUNITY BANK
2/19/2003	V30 504		\$400,000	NF	VICKERS SISK FUNERAL	BRADLEY MCKINNEY INC
8/1/1977	Z3 249		\$0	NF		VICKERS SISK FUNERAL

### Area Sales Report

Sale date range:

From:  To:

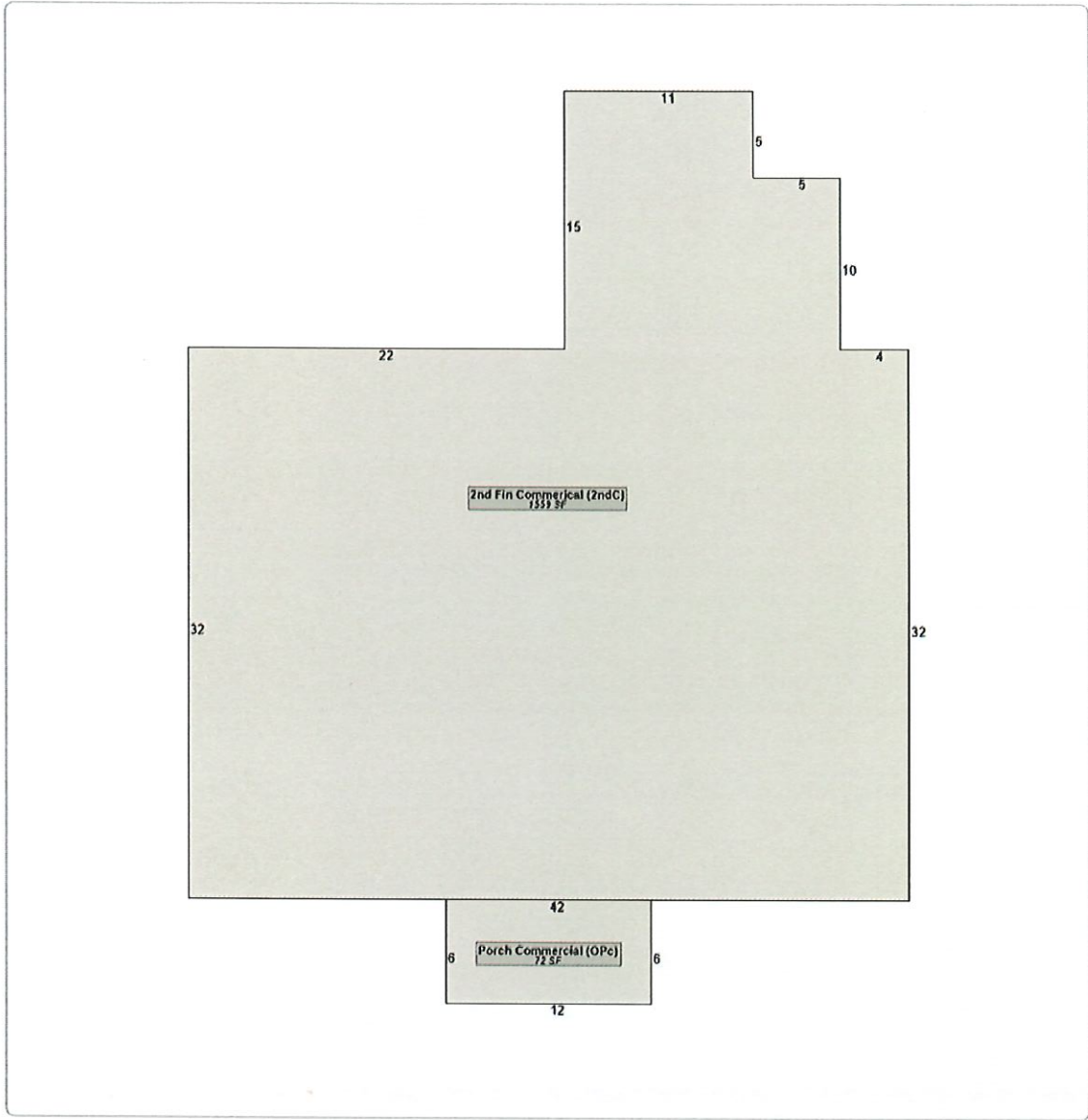


### Valuation

	2024	2023	2022	2021	2020
Previous Value	\$496,630	\$385,638	\$410,790	\$410,790	\$410,790
Land Value	\$301,039	\$301,039	\$301,039	\$301,039	\$301,039
+ Improvement Value	\$191,162	\$190,243	\$79,251	\$104,144	\$104,144
+ Accessory Value	\$5,348	\$5,348	\$5,348	\$5,607	\$5,607
= Current Value	\$497,549	\$496,630	\$385,638	\$410,790	\$410,790

### Tax Collector

### Photos



**Mailing Labels**

Distance:

100 Fee

Use Address From:

Owner  Property

Select export file format:

Address labels (5160)

Show All Owners  
 Show Parcel ID on Label

Skip Labels

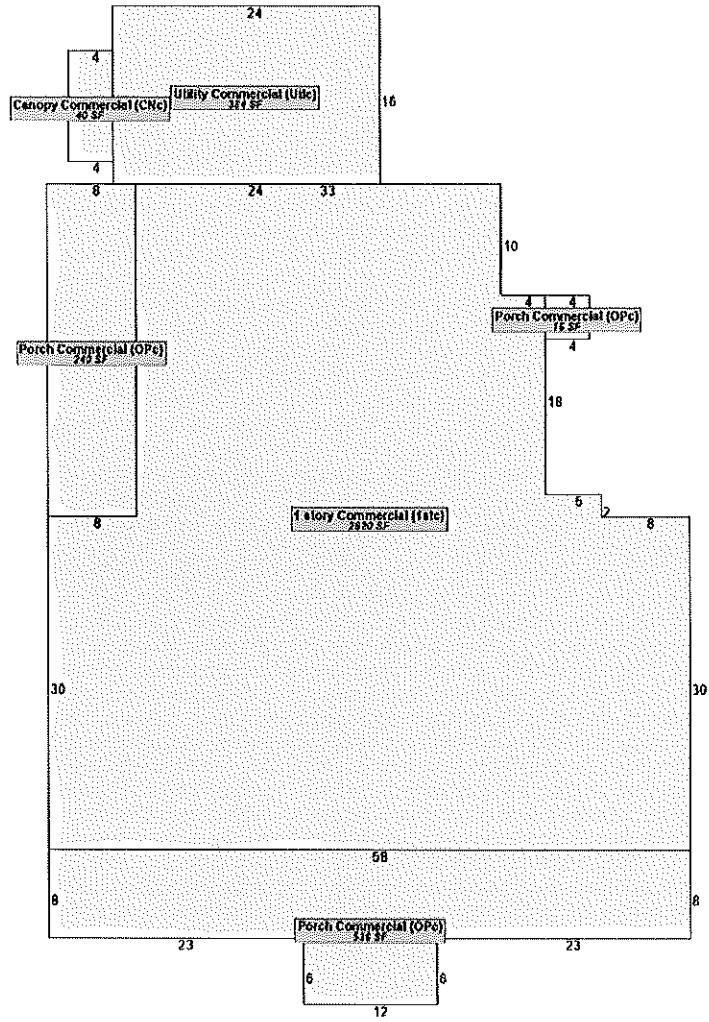
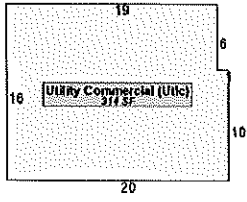
International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the .xlsx, .csv or .tab download formats.

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.



[User Privacy Policy](#) [GDPR Privacy Notice](#)  
 Last Data Upload: 7/3/2024, 7:57:31 AM





GEORGIA, LUMPKIN COUNTY  
CLERK'S OFFICE SUPERIOR COURT  
Filed V. O.S.L.M. 02/21/03  
Recorded in Real Book 30 Page 504

GEORGIA LUMPKIN COUNTY  
REAL ESTATE TRANSFER TAX  
PAID 84.00  
DATE 02/21/03  
Edward E. Tucker  
EDWARD E. TUCKER  
CLERK OF SUPERIOR COURT

Edward E. Tucker 505  
EDWARD E. TUCKER, CLERK

After recording return to: North Georgia Title, Inc., Henry L. Young, Jr., Attorney at Law  
54 Lumpkin Campground Road South, Suite 110, Dawsonville, GA 30534

# 03-50130-McKinney LIMITED WARRANTY DEED

STATE OF Georgia  
COUNTY OF Lumpkin

1986 1957 CHARTERS to the HOME  
VICKERS Funeral HOME

THIS INDENTURE made this 19th day of February, 2003, between

VICKERS-SISK FUNERAL HOME, INC.

A DISSOLVED GEORGIA CORPORATION  
of the County of Lumpkin and State of Georgia, hereinafter called "Grantor(s)", and

BRADLEY MCKINNEY, INC.

of the County of LUMPKIN, State of Georgia, hereinafter called  
"Grantee(s)" (the terms "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the  
context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS (\$10.00) and other good and  
valuable considerations, receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and  
by these presents does/do grant, sell, transfer and convey unto the said Grantee, the following property to-wit:

Letter 2/20/03  
Final Hand

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN THE CITY OF DAHLONEGA,  
COUNTY OF LUMPKIN, STATE OF GEORGIA, AND BEING A PART OF ORIGINAL LAND LOT  
951, IN THE 12TH DISTRICT AND 1ST SECTION, KNOWN AS THE FORMER HOME PLACE OF  
W.A. CHARTERS; SAID TRACT OF LAND CONTAINING 2.50 ACRES, MORE OR LESS, AND  
SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE COOPER GAP ROAD, NOW US. HIGHWAY #19, AT THE SOUTH  
CORNER OF SAID FENCE; THENCE RUNNING IN A NORTHWESTERN DIRECTION ALONG  
THE LINE OF SAID ROAD 317 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY  
DIRECTION 345 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 317  
FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 345 FEET TO THE  
BEGINNING CORNER. SAID TRACT OF LAND IS FURTHERMORE DESCRIBED IN TWO DEEDS  
(EACH CONVEYING A PART OF SAID TRACT FROM R.C. THOMSON TO SAID WILLIAM a.  
CHARTERS); THE FIRST OF SAID DEEDS BEING DATED OCTOBER 5, 1901, AND RECORDED  
IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LUMPKIN COUNTY, GEORGIA,  
BOOK E-1, PAGE 48, AND THE SECOND OF SAID DEEDS BEARING DATE OF OCTOBER 14,  
1901, AND RECORDED IN THE LUMPKIN COUNTY, GEORGIA RECORDS IN BOOK E-1, PAGE  
57-58, AND BEING THE SAME PROPERTY DESCRIBED IN A DEED BETWEEN HENRY HEYERS  
AND MAE Q. MEADERS FILED IN LUMPKIN COUNTY, GEORGIA RECORDS, BOOK M-1,  
PAGES 502-3, ON THE 7TH DAY OF AUGUST, 1920, AND BEING THE SAME LAND AS  
CONVEYED TO EDISON AND JOE WOODWARD BY A DEED FROM FRANK M., GEORGE  
EDWARD, BARNEY R. AND JACK Q. MEADERS, IN DEED BOOK Z-1, PAGES 163-4, LUMPKIN  
COUNTY, GEORGIA RECORDS, AND BY DEED FROM EDISON WOODWARD, WHICH DEED IS  
OF RECORD, BOOK Z-1, PAGE 165-166 OF THE DEED RECORDS OF LUMPKIN COUNTY,  
GEORGIA, TOGETHER WITH IMPROVEMENTS THEREON.

Yours  
1898

BEING THE SAME PROPERTY DESCRIBED IN A DEED TO FORREST J. SISK, AND JOHN H.  
VICKERS, JR., EXECUTED OCTOBER 31, 1975, RECORDED IN DEED BOOK J-3, PAGES  
766-767 OF THE LUMPKIN COUNTY, GEORGIA RECORDS.

ALSO BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM FORREST J. SISK, AND  
JOHN H. VICKERS, JR., TO VICKERS-SISK FUNERAL HOME INC., RECORDED IN DEED BOOK  
23, PAGE 249, AFORESAID RECORDS.

THIS CONVEYANCE IS FOR THE PURPOSE OF WINDING DOWN AND DISSOLVING THE  
CORPORATE INTERESTS.

000504

# Hillcrest



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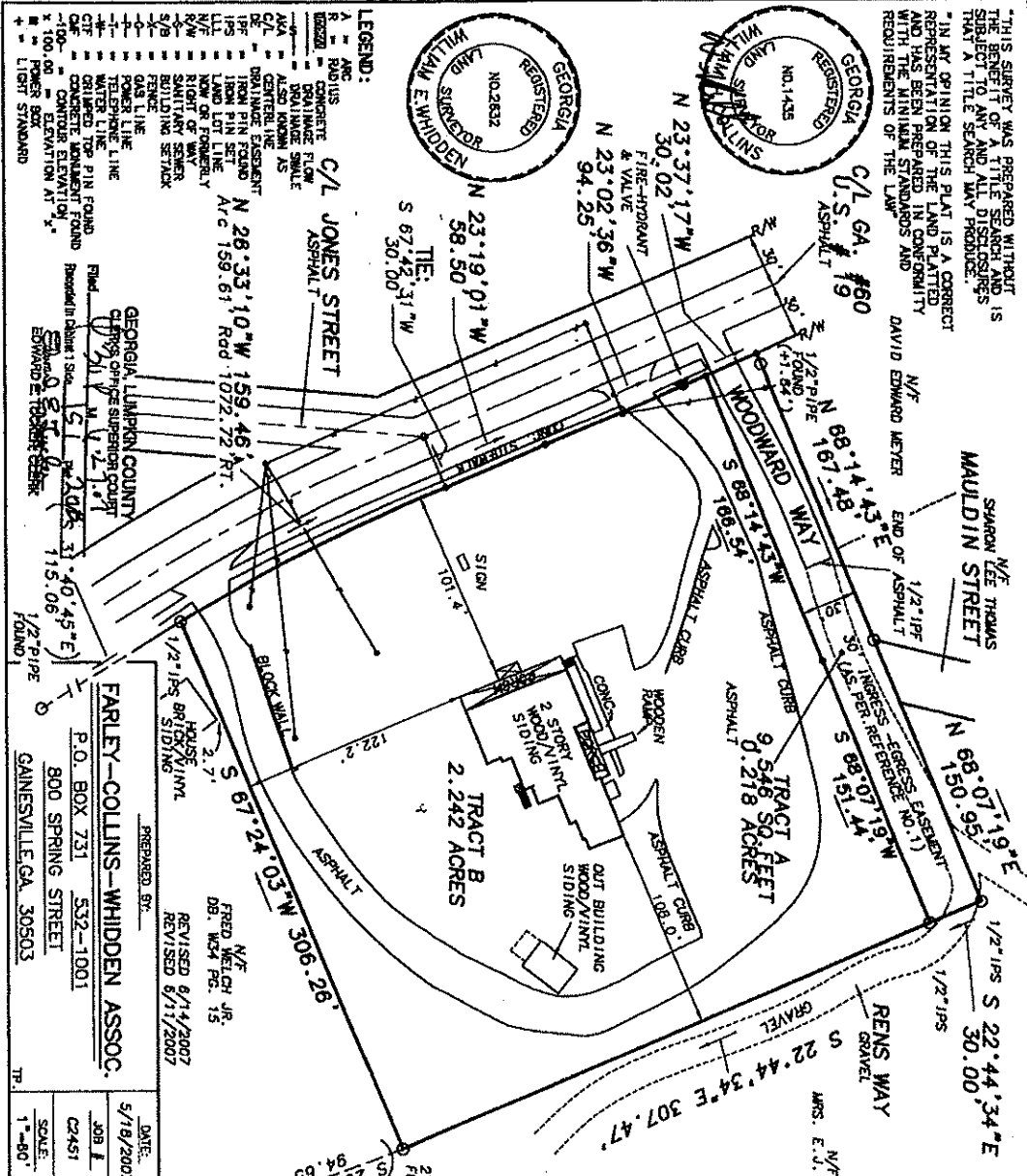
# Hillcrest 2012



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01/30/2012

"THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCOVERIES THAT A TITLE SEARCH MAY REVEAL."  
 "IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW."



**LEGEND:**  
 A = ARC  
 C = CONCRETE  
 D = DRAINAGE  
 F = FLOW  
 G = GRAVEL  
 H = HOUSING  
 I = IRON  
 J = JONES STREET  
 K = KICK  
 L = LAND  
 M = MAULDIN STREET  
 N = NORTH  
 O = OAS LINE  
 P = POWER LINE  
 Q = QUINCY  
 R = RENS WAY  
 S = SIDEWALK  
 T = TRACT  
 U = UTILITY  
 V = VALVE  
 W = WOODWARD WAY  
 X = X-100.00  
 Y = Y-100.00  
 Z = Z-100.00

**REVISIONS:**  
 REVISION NO. DATE BY  
 1 6/14/2007 FRED WELCH JR.  
 2 6/11/2007 REVISED 6/11/2007

**NOTES:**  
 1) PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.  
 2) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE WHICH BEARS N 22°44'34\"/>

**REFERENCES:**  
 1) PLAT BY GORDON QUINCY & ASSOCIATES FOR HUGH WOODWARD DATED 11/12/1990. PG. 24 PG. 143  
 2) PLAT BY PRECISION LAND SERVICES FOR RONALD W. & MARY M. WOLFE 0.15 ACRES DATED 1/14/1997 AND REVISED 1/27/1997. PG. 30 PG. 151  
 3) PLAT BY FARLEY-COLLINS ASSOCIATES FOR C.H. MAULDIN, EST. 17,589 SQ. FEET DATED 10/24/1974.  
 4) PLAT BY FARLEY-COLLINS ASSOCIATES FOR C.H. MAULDIN, EST. 12,519 SQ. FEET DATED 10/24/1974.  
 5) DEED BETWEEN VICKERS-SISK FUNERAL HOME, INC. AND BRADLEY MCKINNEY, INC. DATED 2/19/2003. DB. V 30 PG. 504.

DATE	JOB #	SCALE
5/18/2007	C2451	1"=80'

**2.460 ACRES TOTAL**

Graphic Scale 1" Equals 80 Feet

**APPROVED FOR RECORDING:**  
 [Signature]  
 City Attorney

**FIELD SURVEY ERROR OF CLOSURE** 1:22761  
**ANGULAR ERROR PER ANGLE POINT** 00:00:02"  
**INSTANT USED** TOPCON GTS 2005  
**ADJUSTED BY** LEAST SQUARES  
**PLAT ERROR OF CLOSURE** 1:182922

**1. HAVE CONSULTED THE F. I. R. M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130128 0001 B DATED 9/18/1991 AND IN MY OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA.**

**REFERENCES:**  
 1) PLAT BY GORDON QUINCY & ASSOCIATES FOR HUGH WOODWARD DATED 11/12/1990. PG. 24 PG. 143  
 2) PLAT BY PRECISION LAND SERVICES FOR RONALD W. & MARY M. WOLFE 0.15 ACRES DATED 1/14/1997 AND REVISED 1/27/1997. PG. 30 PG. 151  
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**APPROVED FOR RECORDING:**  
 [Signature]  
 City Attorney

In November of 1898 the Dahlonega Consolidated Gold Mining Company was organized by some financiers from Ohio, Michigan and Tennessee. About 7000 acres of land with mineral rights were purchased in and around Dahlonega, and the company began the process of building the largest gold processing mill in the Eastern United States that eventually employed over 600 people. The company not only built the mill, but they also built a Commissary and the Mountain Lodge to house visiting stockholders and dignitaries. Some of the more permanent transplanted officers and managers of the company also built personal homes in Dahlonega. (Colvin 1901, pgs.10-11)

The house was originally built and occupied in 1899/1900 by R. C. Thomson of Delaware, Ohio who was one of the original officers and directors of the Dahlonega Consolidated Gold Mining Company. He bought the desirable land from Esther C. Hall, wife of Frank W. Hall who built the present day Smith House. (Lumpkin County, GA 1897-1899, p. 570) In the prospectus of the company Thomson is listed as being the Editor of the Delaware Gazette, a newspaper in Ohio. (*Announcement of the Dahlonega Consolidated Gold Mining Company, Dahlonega, Georgia, 1899*) He was active in the affairs of Ohio and was a member of the executive committee of Republican League Clubs of Ohio. (McNelley 1901) According to the *Dahlonega Nugget* of January 26, 1900 Thomson is one of the "northern gentlemen" who has located in Dahlonega, and he has "already built and now occupies the prettiest and most convenient dwelling in Dahlonega."

In 1901 Thomson sold the house and property to W. A. Charters for \$2500, and it was then known as the Charters Homeplace. (Lumpkin County, GA 1901-1903, p. 48) Colonel Charters, as he was known, came to Dahlonega from Virginia after graduating from Washington and Lee University Law School in 1883 at the age of 20. He remained in Dahlonega in a highly successful practice until 1907 when he moved to Gainesville, Georgia. While in Dahlonega he served as mayor in 1886 and in the Georgia Legislature from 1892-1893 and from 1896-1897. In 1899 he began a twelve-year term as the solicitor general for the Northeastern Circuit. He was also on the Board of Directors of



Legislature and in Congress, and he was the founder of North Georgia Agricultural College (now North Georgia College and State University). (Knight 1917, pgs. 3215-3216) In 1906 Charters moved to Gainesville, Georgia where he built a beautiful home on Green Street. That was the same year that the Consolidated Gold Mining Company went bankrupt. (Amerson 1992, p.136)

In 1908 Charters sold the land and house for \$2250 to Andrew J. Gurley of Hall County, Georgia. (Lumpkin County, GA 1908-1910, p. 166) Andrew was the brother of Hiram D. Gurley, a successful merchant in Dahlonega. The *Dahlonega Nugget* of April 9, 1909 listed the death of Andrew and said, "Last year Mr. Gurley purchased the Charters residence, one of the most substantial buildings in Dahlonega, expecting to locate here at some future time, but death has changed it all."

In 1913 Mrs. Andrew J. Gurley and her daughter, Nellie A. Gurley, sold the house to Henry Hyers of Pierce County, Georgia for \$5800. (Lumpkin County, GA 1912-1915, pgs. 302-303) The *Dahlonega Nugget* of October 17, 1913 states, "Mr. Hyers came up last Friday and after remaining a few hours returned by way of Gainesville where he went to close a trade with Mrs. Gurley of that place for her house here, which was built by Mr. Thomson, of Ohio, during the Consolidated boom. It is located on a high point of the Cooper Gap Road and is one of the most desirable places in Dahlonega..." It was during this time that the house was known as Hillcrest. Hyers was Vice-president of the Bank of Dahlonega when he located here. While living in Dahlonega, Hyers was elected Lumpkin County's representative to the Georgia State Legislature in 1919, and he was a Trustee of Schools in Dahlonega.

In May of 1919 Hyers sold the house and acreage to Mae Q. Meaders. (Lumpkin County, GA 1915-1923, pgs. 502-503) The Meaders family was prominent in Dahlonega serving as postmasters, merchants, and bankers and in other civic endeavors. The *Dahlonega Nugget* of May 30, 1919 states, "Mr. H. Hyers has sold his large beautiful residence to Mr. Frank Meaders and gives possession the first of August. The lot contains many kinds of fruit trees, grapes, etc., and is a most desirable place to live." J

Q. Meaders. It said that his grandmother Mae was very artistic and her art work hung

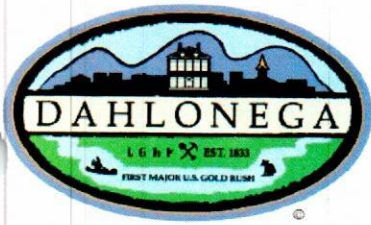
(Meaders interview, August 10, 2009)

The property remained in the Meaders family until it was sold by the husband and sons of Mae Meaders in January 1945 to Joe W. Woodward and Edison Woodward of Dahlonega. (Lumpkin County, GA 1948-1950, p. 163) In 1948 Edison sold his part of the property to Joe W. Woodward who became the sole owner. (Lumpkin County, GA 1948-1950, pgs. 165-166) Joe and his wife lived in the house and rented rooms to students from North Georgia College. (Palmer interview, July 30, 2009) Joe Woodward served as Mayor of Dahlonega for ten years and was a director of the Dahlonega Water Works. A life long resident of Lumpkin County, he died at age 65 in 1964. (*Daily Times*, November 8, 1964)

In February of 1949 Joe Woodward sold the property to George M. Potter and Helen Jackson Potter. (Lumpkin County, GA 1948-1950, p. 265) The Potters had returned to Dahlonega after his retirement from the Military. He had served on the Military faculty at North Georgia College, and Helen was a native of Dahlonega. Helen Potter taught in the Lumpkin County School system, and some of her students recall visiting in her home. They describe many fruit trees on the property and playing with the three Potter children. (Adams interview, July 15, 2009) (Grindle interview, July 24, 2009)

The property changed hands again in February of 1957 when the Potters sold it to Hubert Vickers of Hall County. (Lumpkin County, GA 1956-1957, p. 526) Vickers was the owner of Vickers Funeral Home of Dahlonega, which had been operating out of the former Littlefield Funeral Home close by. (Anderson interview, August 15, 2009) At that time the house became a mortuary operated by Vickers.

Forrest J. Sisk and John H. Vickers, Jr. bought the property and all the funeral equipment in 1975 from Hubert Vickers. (Lumpkin County, GA 1975, p. 766) Again in 1977 the title was transferred to Vickers-Sisk Funeral Home, Inc at the time of the incorporation of the business. (Lumpkin County, GA 1980, p. 249) During this time (about 1980) a small shed was added behind the Funeral Home, and later the driveway and parking lot were paved with asphalt



# 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 \$100 non-refundable fee;  
 A completed application and any required support materials listed on page 3.  
 Incomplete application will not be forwarded to HPC for review.

Application Deadline:  
 Application and support material must be submitted to the Community Development Dept. 30 days prior to the regular HPC meeting which is held the fourth Mon. of the month at 6:00pm

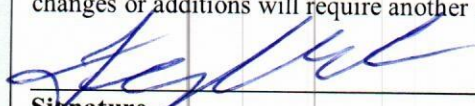
Application Presentation:  
 The applicant or other representative must attend the public hearing to present the application.

Building Permit:  
 If a building permit is required the permit cannot be issued less than 15 days from the date of the date of issuance of determination.

Additional Information  
 Only fill out the second Page if applicable

Office use only:

Date: \_\_\_\_\_  
 Project #: \_\_\_\_\_  
 Fee paid: \_\_\_\_\_  
 Hearing date: \_\_\_\_\_

CONTACT	Applicant*: <u>Freddy Welch</u> Phone #: <u>706-265-5600</u> Mailing Address: <u>84 South Chestnut St</u> <u>Dahlonega, GA 30533</u>
PROPERTY AND PROJECT	Property Address: <u>200 North Grove Street</u> <u>Dahlonega, GA 30533</u> Zoning: <del>D3</del> <u>CBD 02</u> Tax Parcel: <u>D10-030</u> Type of project (check all that apply): New construction <input type="checkbox"/> new building <input type="checkbox"/> addition <input type="checkbox"/> alteration <input type="checkbox"/> deck <input checked="" 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>ASAP</u> <span style="float: right;"><u>tear off non-historic part of building</u></span>
AUTHORIZATION	<p>In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to 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 the time and that any changes or additions will require another application.</p> <p style="text-align: center;">           Signature _____ Date <u>July 9, 2024</u> </p>





## Owner Permission Letter for Alterations to Building

Date: July 9, 2024

Regarding: Hillcrest 200 North Grove St Dahlonega  
Name and property address of business

I, Freddy Welch, hereby grant permission to -NA-  
Owners name Name of renter

To do alterations to the facade and or landscape of the building and property being discussed.

If you have any questions regarding this correspondence, please feel free to contact me at:

Name of property owner: F Welch Investments

Mailing address: 200 North Grove St  
Dahlonega, GA 30533

E mail address: Freddy@Smithhouse.com

Phone number: 706 265-5600

[Signature]  
Signature of property owner



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

200 North Grove Street "Hillcrest"

We are asking permission from the HPC to remove non-historical structure attached to the original building. There is also a detached building on the back lawn that is also rotten and homeless people have frequently sleeping in building. The rooms that are attached that we want to remove is the embalming room, porch, office, and basket room.

We are also asking permission to remove all vinyl siding and restoring back to original wood siding. We will paint the original structure (wood siding) to the original color (white) with black trim.

"Now"  
We are also asking for permission to remove all overgrown shrubs and replacing with new shrubs this spring.

We are also asking for permission to add a set of stairs to the front of the building.

I have attached pictures of all the scope of this project.

The staircase will be made <sup>masonry</sup> ~~concrete blocks~~ masonry block. The rails will match the existing porch.

Exhibit 1 - Rooms to be removed

Exhibit 2 Back side of rooms to be removed

Exhibit 3 Exterior building not attached to house to be removed

Exhibit 4 Picture of existing exterior wall. This is under the existing vinyl (to be removed)

Exhibit 5 Overgrown shrub and trees around house to be removed

Exhibit 6 Opposite side of building of overgrown trees + shrubs





Exhib #1 front side  
This Section removed



Exhibit 2  
Backside  
of  
Proposed  
removal

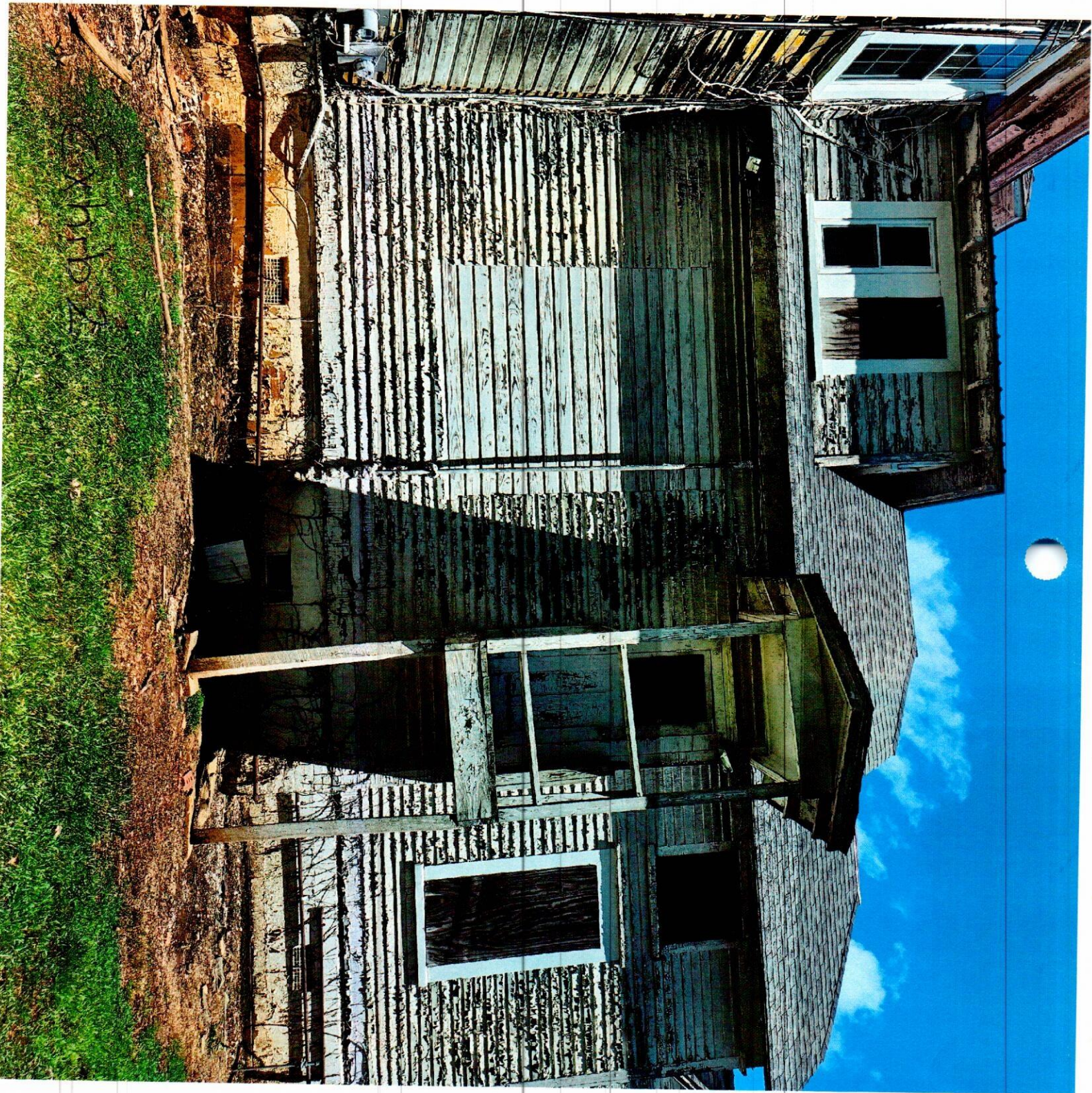




Exhibit 3  
Exterior building  
not attached  
to house to  
be removed





Exhibit 4

Existing  
walls





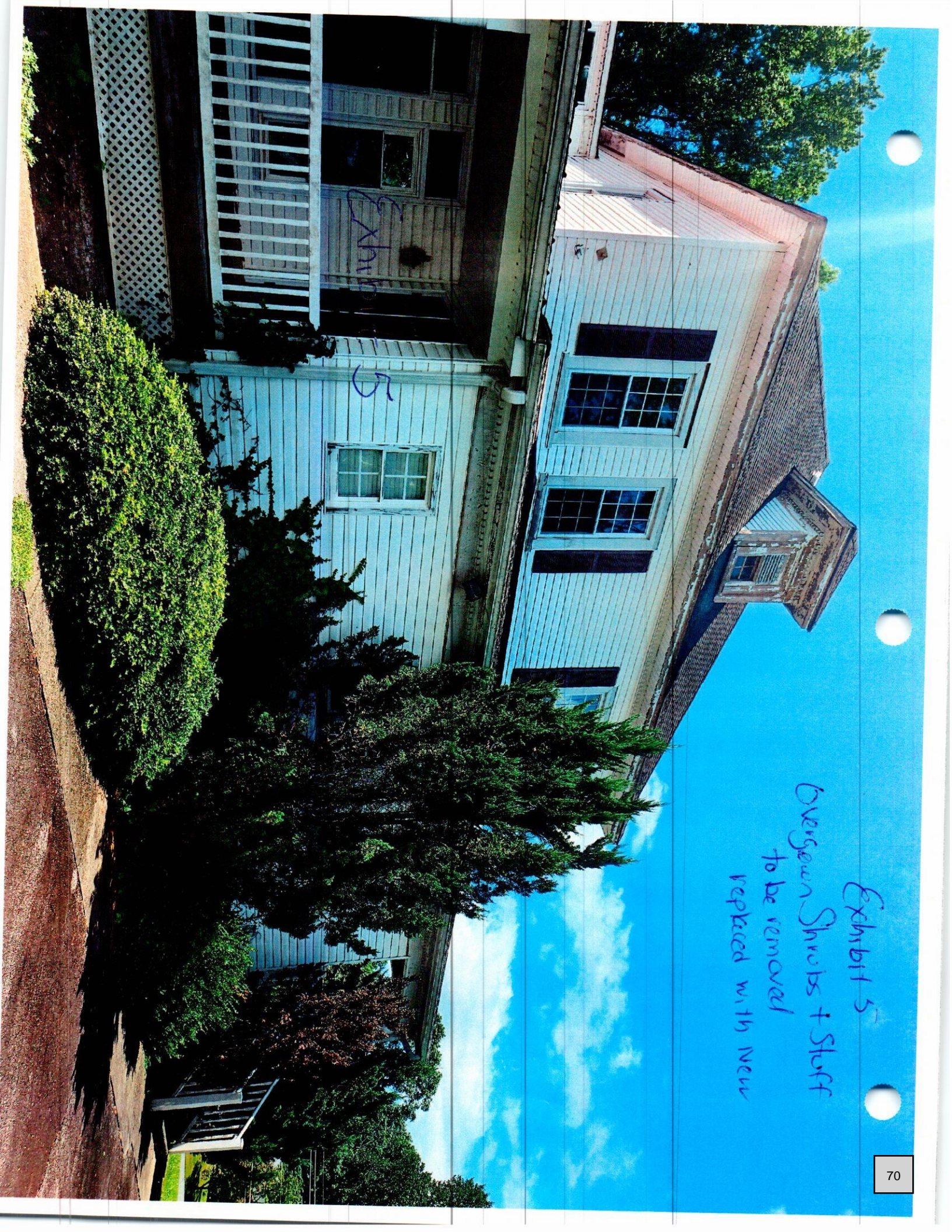


Exhibit 5

5

Exhibit 5  
Bergman Shirts + Stuff  
to be removed  
replaced with new





Example  
Crescent Lake









PROPOSE DRAWING  
 AFTER  
 TEAR OFF









**CITY OF DAHLONEGA**  
465 Riley Road  
Dahlonega, Georgia 30533  
Phone: 706-864-6133

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**STAFF REPORT FOR HISTORIC PRESERVATION COMMISSION  
REQUEST FOR CERTIFICATE OF APPROPRIATENESS (COA)**

**Case:** COA-24-6

**Parcel I.D.:** D10-030

**Address:** 200 Grove Street North

**Petitioner:** Freida Welch-Bafile

**Work Session Date:** August 14, 2024

**Voting Session Date:** August 26, 2024

**Zoning District:** CBD: Central Business District

The Central Business District is intended to establish and preserve a compact central business district convenient and attractive for a wide range of retail uses, business transactions, government and professional offices, places of amusement, employment activities, and services to the public designed primarily to meet the day-to-day retail and service needs of residents of the City of Dahlonega.

**Request:**

Demolitions

- Demolish accessory building at the rear of the site.
- Remove all parts of the structure added since original construction.

Material Changes in Appearance

- Replace all existing vinyl siding with wood siding.

Landscaping

- Removal of overgrown vegetation at the side of the building

Structural Addition

- Construct an exterior staircase against the front façade of the existing building.

## **Findings and Analysis:**

Section 109-20(d) of the City of Dahlonega Historic Preservation Ordinance authorizes the Dahlonega Historic Preservation Commission to review applications for Certificate of Appropriateness (COA). Section 2502 of the Dahlonega Zoning Ordinance requires the approval of a COA prior to new construction and material changes in appearance for any building within a designated Historic District.

The applicant has introduced a multi-faceted proposal to improve this site known as "The Smith House." A series of demolitions have been proposed to remove an accessory building at the rear of the site and all additions made to the principal building since original construction. This will include a porch and access ramp at the rear, and several rooms within the building. The application indicates that the accessory building is severely deteriorated and has been occupied by unhoused people without consent.

Additionally, the applicant plans to remove all vinyl siding and replace it with wooden siding. This siding will be painted white with black trim. Overgrown vegetation located at the side of the building is slated to be removed; the applicant indicates that shrubs will be replanted here in early 2025. Lastly, the applicant proposes the addition of an exterior staircase to the front façade of the building. The staircase will consist of masonry brick and include railings consistent with present design elements.

The Lumpkin County Board of Assessors indicates that the principal building was originally constructed in 1898. The accessory building was constructed later, in 1980. The Assessors does not indicate when the additions to the principal building were constructed. The principal building has historically operated as a funeral parlor.

Pursuant to the Dahlonega Historic District Design Guidelines, staff has identified the following to be brought to the attention of the Commission:

### 3.3 Site Features, Landscaping, & Plantings:

The applicant proposes the removal of overgrown vegetation by a side wall of the principal building. They anticipate replacing this vegetation with unspecified shrubbery in early 2025.

### 4.6 Exterior Walls and Trim, 4.8 Wood:

The applicant's proposal to remove a portion of the principal building will reveal exterior walls that are currently on the interior. Furthermore, the applicant proposes the replacement of all existing vinyl siding with wood siding, to be painted white with black trim. The applicant indicates that the siding was historically composed of wood, and that the siding will be replaced with the building's historic appearance in mind.

### 5.2 New Additions:

An exterior, masonry brick staircase is proposed for the front façade of the principal building. The applicant has not provided any renderings or additional plans for this staircase at the time of writing.



## 6.2 Demolition:

The applicant proposes to demolish all additions made to the principal building since its original construction. Staff are unaware of when these additions were installed. The applicant also plans to remove an accessory building at the rear of the site.

### **Staff Recommendation:**

Staff recommends approval of the requested COA. Details of the construction proposal, with special regard to exterior modifications, should be considered prior to any official decision.