



# CITY OF DAHLONEGA

## Historic Preservation Commission Work Session Minutes

August 14, 2024, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

---

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

Mission Statement - Dahlonega, 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.

---

### CALL TO ORDER

Chairperson Bergen called the meeting to order at 6:17 P.M.

### PRESENT

Commission Member Ivana Pelnar-Zaiko

Commission Member Janet Barger

Commission Member Jim Bergen

### 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

The property owner presented the conceptual plan for the Carriage House and discussed a grant opportunity related to the project. Then, the owner reviewed the new site plans with the members of the Historic Preservation Commission. The commission recommended modifying the tower's design to incorporate straighter edges. No additional concerns were raised. The contractor adjusted the roof design, which the commission responded to positively. The property owner inquired about the next steps in the process, and City Manager Martin provided clarification.

No action was taken.

#### NEW BUSINESS

3. COA - CASES FOR APPROPRIATENESS
4. (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, Dahlonega, GA 30533 (D11-004).

Zachary Lloyd, CPL

City Manager Martin presented this item with the commission.

Ivana asked whether the raised flower bed was part of the project, to which clarification was provided. The commission confirmed that they were in favor of the deck extension proposal. The commission stated that they disliked the proposed railing, stating that it did not align with the aesthetic of the historic building. They suggested maintaining the existing regular fence to preserve the historic appearance. The commission suggested that the applicant be more specific regarding the placement of lights to be added to the outdoor area of the restaurant. There was no action taken.

5. (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, Dahlonega, GA 30533 (D11-044).

Zachary Lloyd, CPL

City Manager Martin presented this item to the commission.

The commission suggested improvements to the parking area. The commission also suggested providing details regarding the colors they intend to use for the sides of the building and the roof.

There was no action taken.

6. 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, Dahlonega, GA 30533 (D11-100).

Zachary Lloyd, CPL

City Manager Martin went over this item with the commission.

The commission was unsure how far the new lodge roof would go and asked for more details. The commission asked for an area photo to be shown to get a better idea of the layout. The commission asked if the water feature that hasn't been running will stay or be removed. The commission suggested matching the double doors on the lodge with the existing double doors. The commission asked for a roof plan to help understand the project better.

There was no action taken.

7. 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

City Manager Martin went over this item with the commission.

The commission asked if there was any information about the property's condition. The commission wondered if a new staircase was being added and where it would go. They asked if they were replacing the porch steps. The commission asked if there were any specific plans for the building. They were also curious about what are the owners planning to do with the property.

There was no action taken.

8. DESIGN AND REVIEW OF PROJECTS

HPC Members asked for an update for the 7 Pie Sign.

ADJOURNMENT

Chairperson Bergen called for a motion to adjourn the meeting at 7:50 P.M.

Motion made by Commission Member Pelnar-Zaiko, Seconded by Commission Member Barger.  
Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Barger

---

Guideline Principles - The City of Dahlonaga 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, Dahlonaga commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!

---