



# CITY OF DAHLONEGA

## Historic Preservation Commission Agenda

October 28, 2024, 6:00 PM

City Hall - Mayor McCullough Council Chamber

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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 – 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.

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### CALL TO ORDER

### MINUTES FOR APPROVAL

### OLD BUSINESS

#### 1. COA - CASES FOR APPROPRIATENESS

(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).

This item was tabled at the request of the applicant at the August 26, 2024, HPC meeting, but the applicant has requested the item proceed to a decision. The item was heard at the October 10 HPC Work Session.

Zachary Lloyd, CPL

### NEW BUSINESS

#### 1. COA - CASES FOR APPROPRIATENESS

(COA-24-10) Candida Petite has applied for a certificate of appropriateness to install additional windows and doors, and replace the exterior siding, on the principal building at 11 Grove Street South, Dahlonega, GA 30533 (D11 078).

Zachary Lloyd, CPL

#### 2. 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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# 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

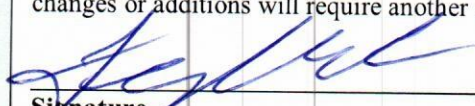
Application Presentation:  
 The applicant or other representative must attend the public hearing to present the application.

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>D10</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 ~~concrete blocks~~ <sup>masonry</sup> 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

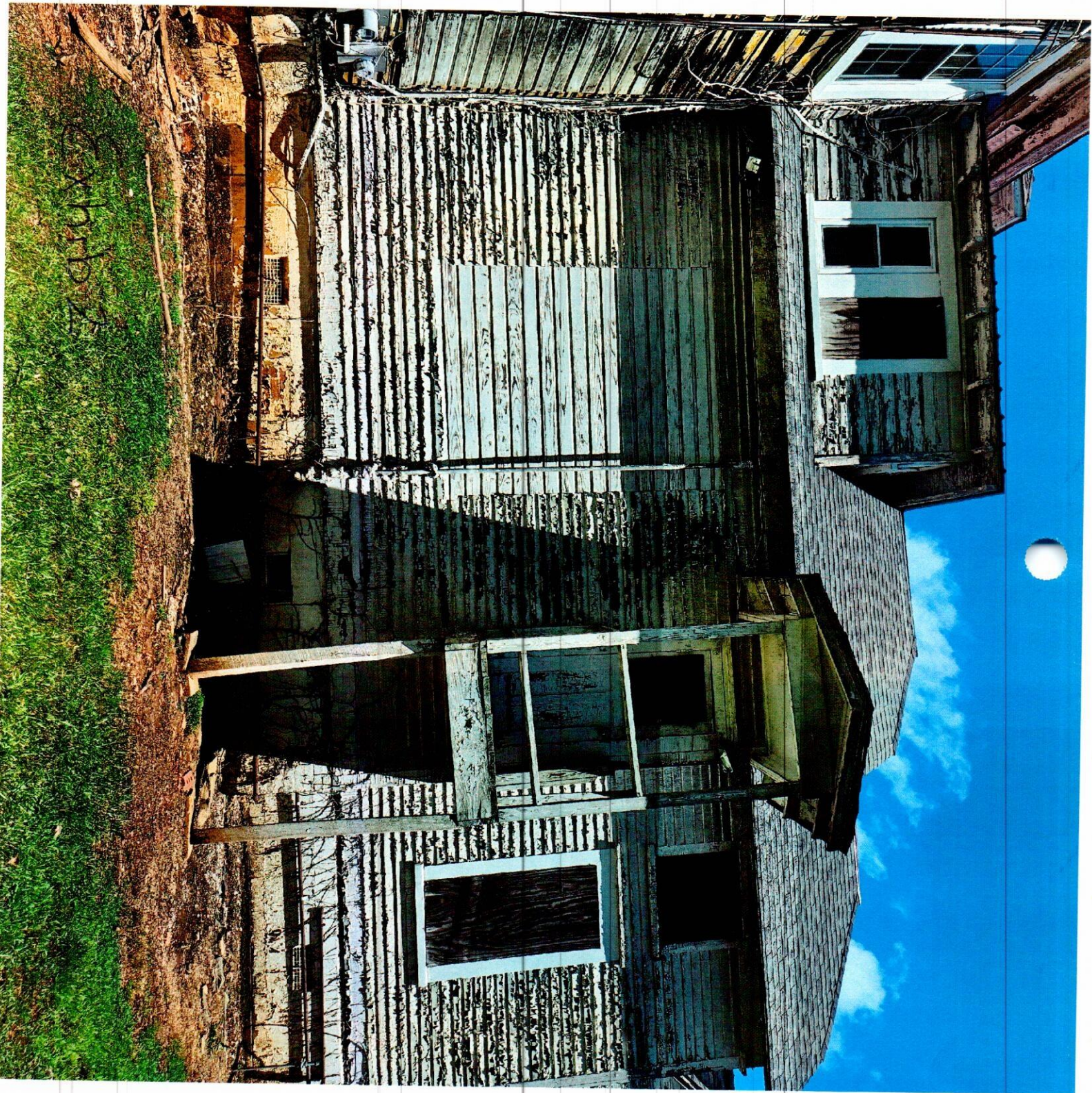


Exhibit 3  
Exterior building  
not attached  
to house to  
be removed



Exhibit 4

Existing  
walls





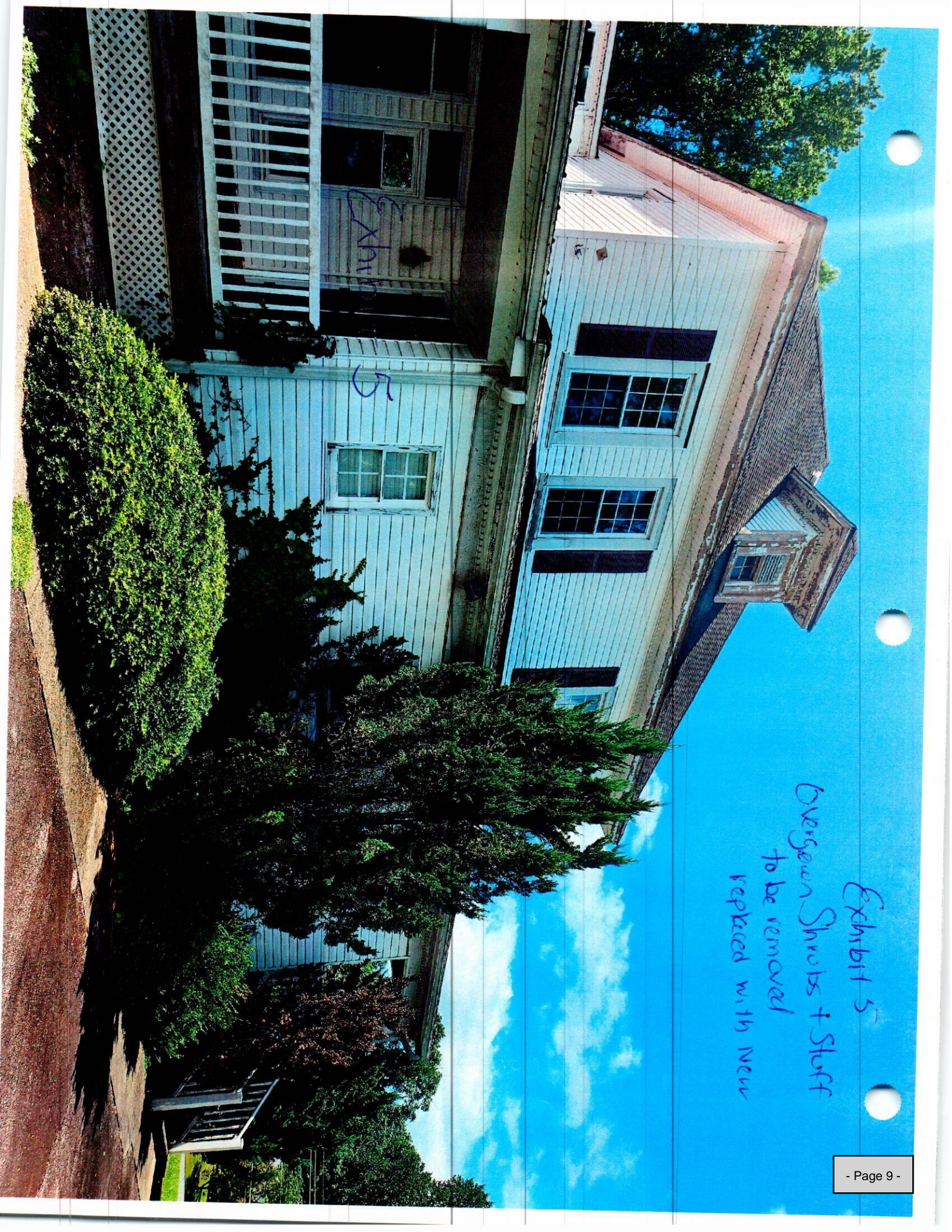


Exhibit 5

15

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



Example of grass cover





PROPOSE DRAWING  
 AFTER  
 TEAR OFF



# 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	Foreclosure	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:

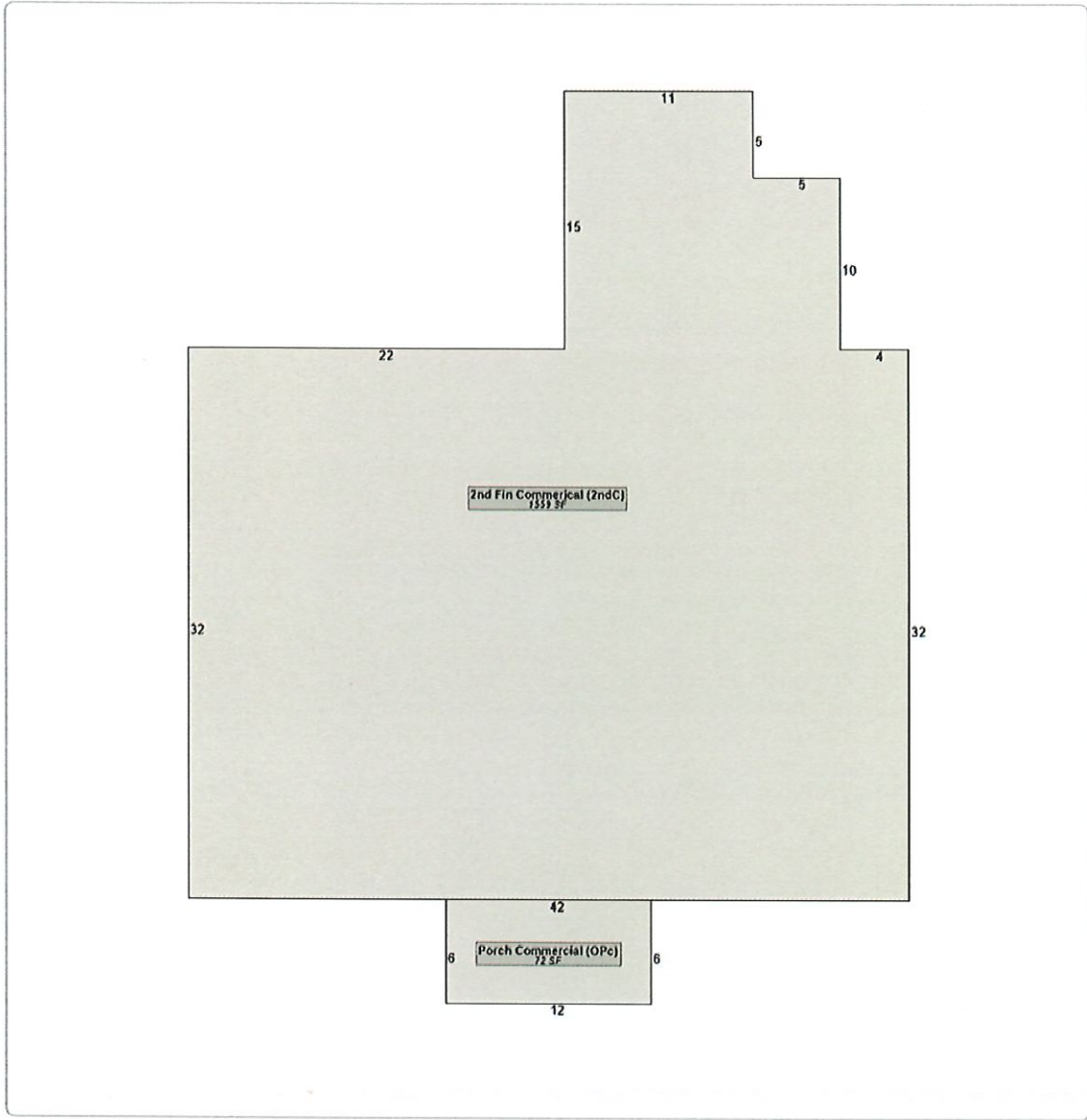


**Valuation**

	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)

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.

Show All Owners

Show Parcel ID on Label

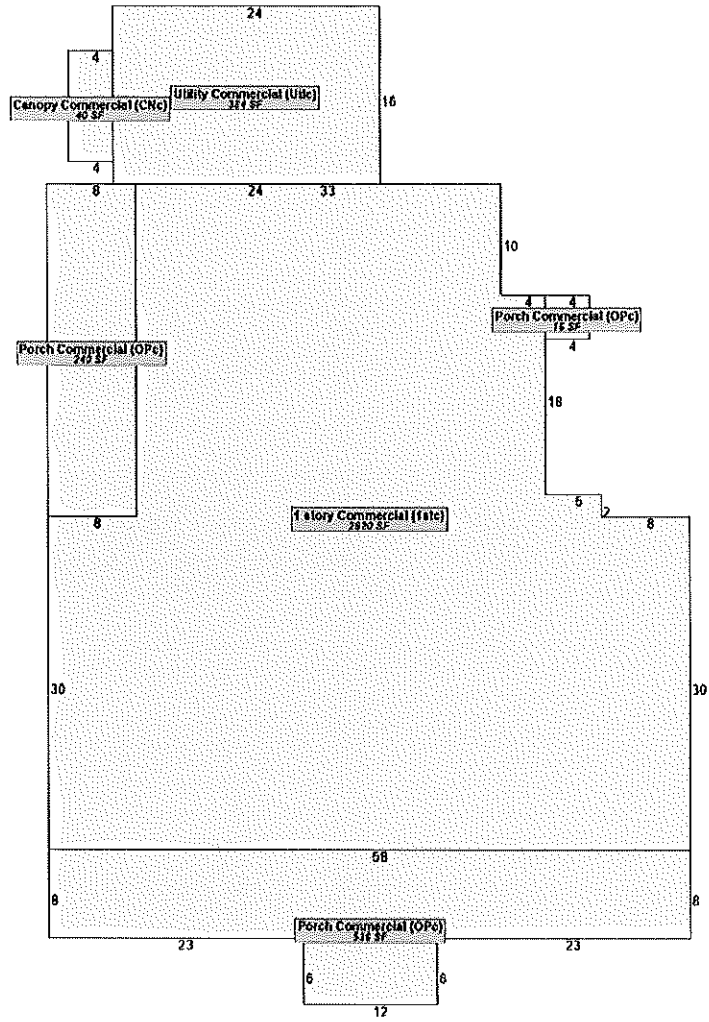
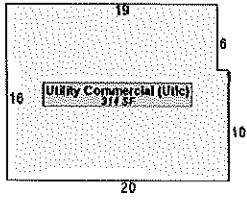
Skip Labels

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 \$14.05  
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.

Yone  
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



© All EagleView Technology Corporation

# Hillcrest 2012



© All EagleView Technology Corporation

01/30/2012



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

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

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

(Meaders interview, August 10, 2009)

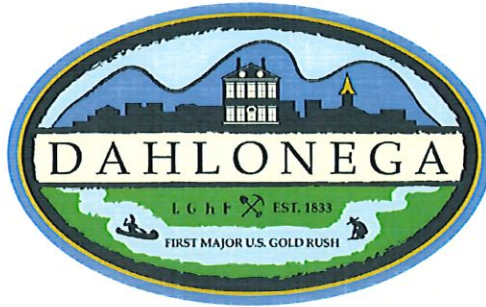
The property remained in the Meaders family until it was sold by the husband and sons of Mae Meaders in January 1945 to Joe W. Woodward and Edison Woodward of Dahlonega. (Lumpkin County, GA 1948-1950, p. 163) In 1948 Edison sold his part of the property to Joe W. Woodward who became the sole owner. (Lumpkin 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





OFFICE OF THE MANAGER

September 4, 2024

Freida Welch-Bafile  
84 S. Chestatee Street  
Dahlonega, GA 30533

Dear Ms. Welch-Bafile,

At the August 26, 2024, Historic Preservation Commission (HPC) meeting, the commission members considered your Certificate of Appropriateness request – COA-24-6. Through an agreement between yourself and the voting HPC members, the commission **tabled** your COA request.

Furthermore, the day to which this application is *tabled* was not specified; a mutual agreement to table the item “until further notice” was settled upon. Until the next time this application is formally considered by the HPC, there is no official decision on this COA matter.

You are welcome to remove the disposable yellow notice sign from the property at your convenience.

Should you have any questions, or need additional information, please feel free to contact me at 706-864-6133.

Sincerely,

  
Allison Martin  
City Manager





**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

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

**First Voting Session Date (application *tabled*):** August 26, 2024

**Second Work Session Date:** October 10, 2024

**Second Voting Session Date:** October 28, 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

- Remove all existing vinyl siding to reveal and repair wood siding underneath.

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, demolitions, 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 Hillcrest 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 its 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 to reveal the previously installed wood siding underneath. The application provides for the installation of new wood siding, which will be dependent on the condition of the building exterior after the vinyl is removed. The wood siding will be painted white with black trim before work is completed, per the submittal.

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 an exterior staircase by the front façade of the building. The staircase will consist of masonry brick and include railings consistent with present design elements, per the application.

On August 26, 2024, the Historic Preservation Commission, at the request of the applicant, decided to *table* the subject request. The Commission and applicant mutually agreed to table this request “until further notice.” On October 1, 2024, the applicant notified the City by email that they desire for the Commission to officially react to COA-24-6.

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 Board does not indicate when the additions to the principal building were constructed. The building 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 removal of all existing vinyl siding to reveal the wood siding underneath, which will be painted white with black trim. The applicant intends to repair and/or replace any deteriorated wood siding that is revealed upon removing the vinyl.

#### 5.2 New Additions:

An exterior, masonry brick staircase may be proposed against 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. Any further exterior modifications, demolitions, and relocations will require an additional COA to be granted.



3 Sides Window  
door metal siding  
repair

**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	PROPERTY AND PROJECT	AUTHORIZATION
Applicant*: <u>Dahlonega Damage House LLC</u> Phone #: <u>404-787-1305</u> Mailing Address: <u>858 N. Mer Calhoun Rd</u> <u>Dahlonega GA 30533</u>	Property Address: <u>11 GROVE ST</u> <u>DAHLONEGA</u> Zoning: <u>CBD</u> Tax Parcel: _____ Type of project (check all that apply): <input 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 type="checkbox"/> demolition <input type="checkbox"/> relocation <input type="checkbox"/> other Proposed starting date: _____	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. Signature: <u>[Signature]</u> Date: <u>9-25-24</u>



Owner Permission Letter for Alterations to Building

Date: 9-25-24

N/A I AM OWNER

Regarding: 11 GROVE ST DAHLONEGA  
Name and property address of business

I, Candida Feltre, hereby grant permission to Dahlonega Inn and  
Owners name House LLC  
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: Dahlonega Inn and House LLC

Mailing address: 853 Miller Carmichael Rd  
Dahlonega

E mail address: cpetite@me.com

Phone number: 404 787 1305

Signature of property owner  
[Handwritten Signature]



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.

Repair Siding on North East + West Side (Not front facing Grove St). Add windows + doors as shown in photos attached. (Roof will not have tower or gable added in this application.)

See photos sent in email to Alison on 9/23/24  
See also plans in existing COA provided by Reuben Group + documentation of surrounding buildings.

This is partial development of the existing COA application; whilst legal evaluation of the front elevation facing Grove St is ongoing,

COA

Carriage

- like edge  
repair



## 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.

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

**NONE**

**BUILDING**

**EDGE IS**

**LOT LINE**

- 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...**

**PROVIDED**

**SEE EXISTING**

**CON**

**APPLICATION**

- 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....

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

**PROVIDED**

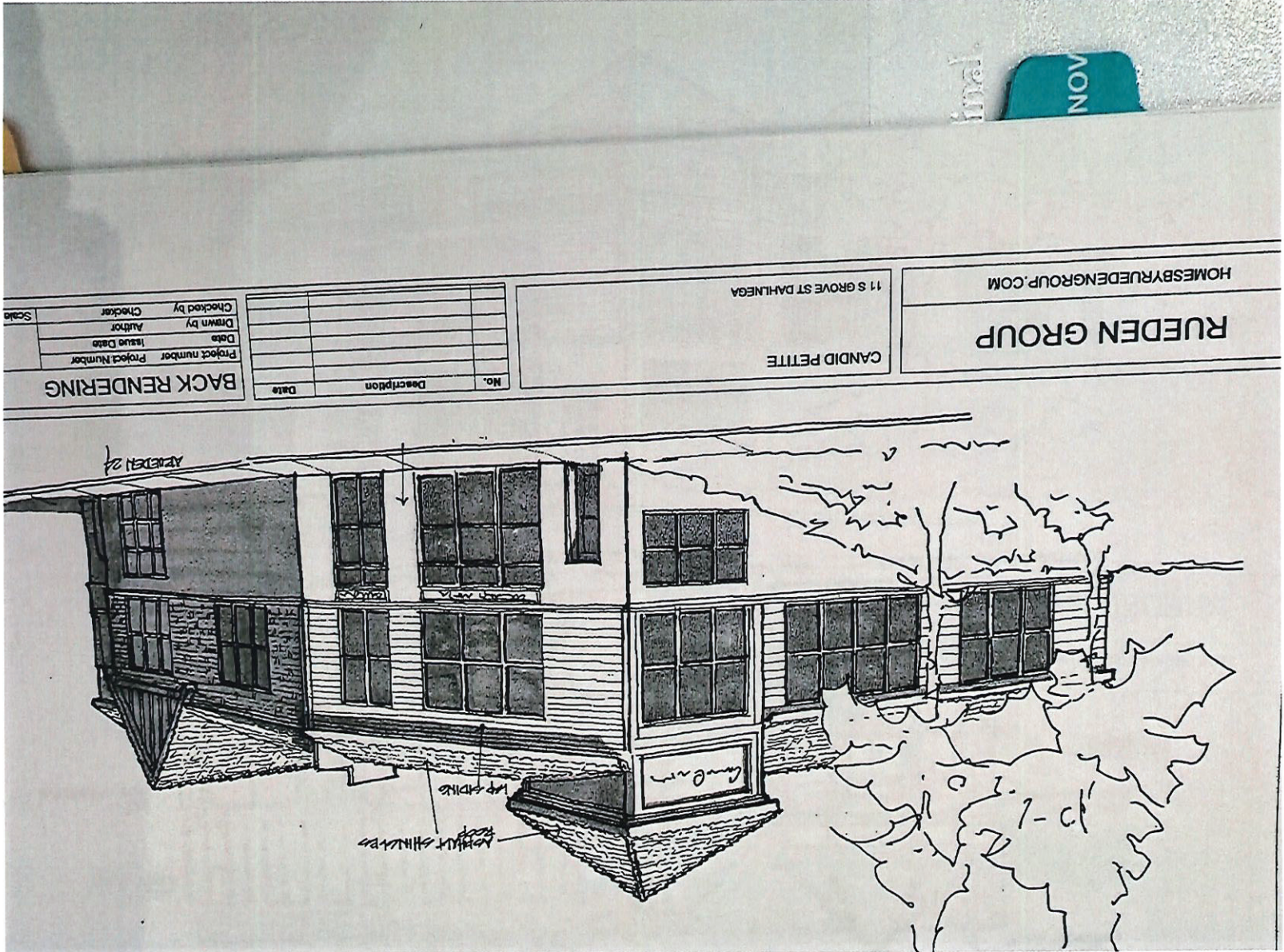
**SEE EXISTING**

**CON**

**APPLICATION**

- 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)





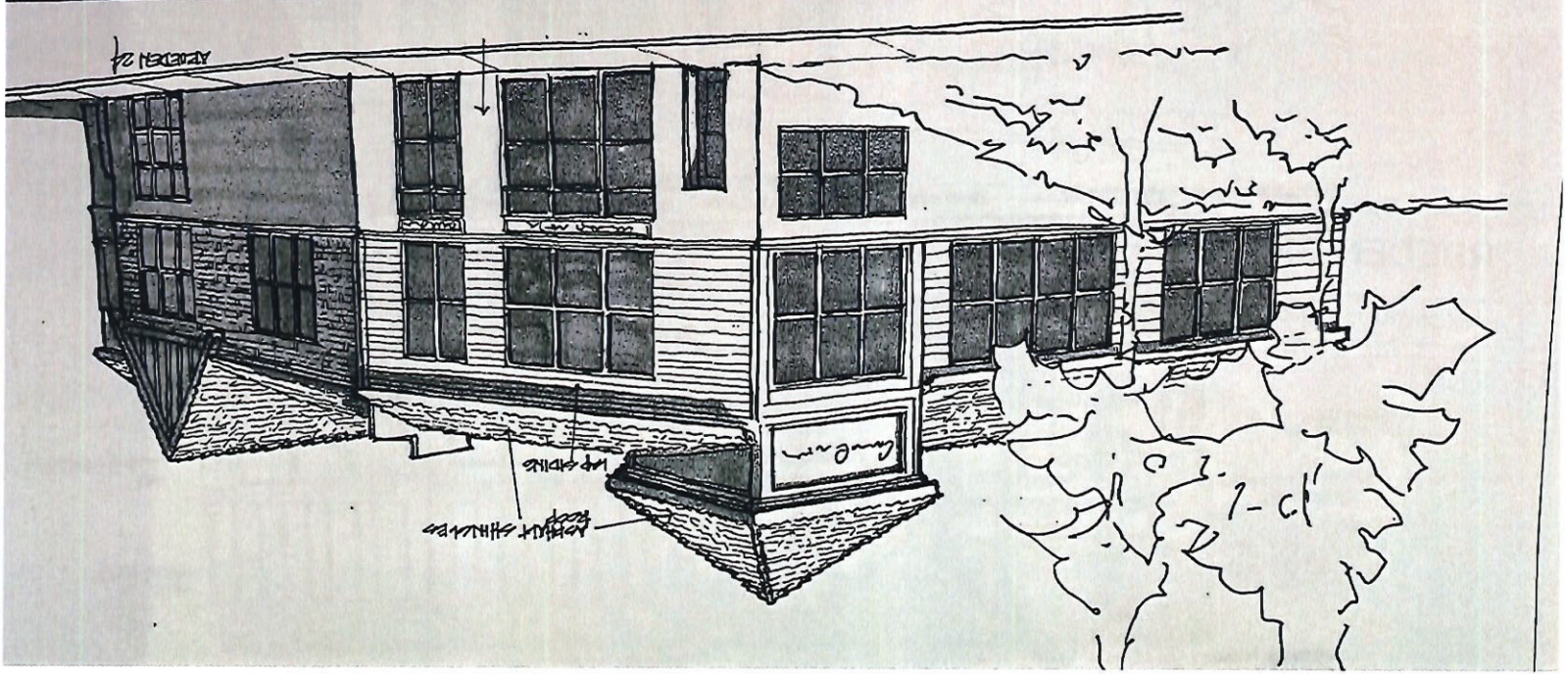
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Date		Issue Date		Date	
Description		Author		Checked by	
No.		Date		Scale	

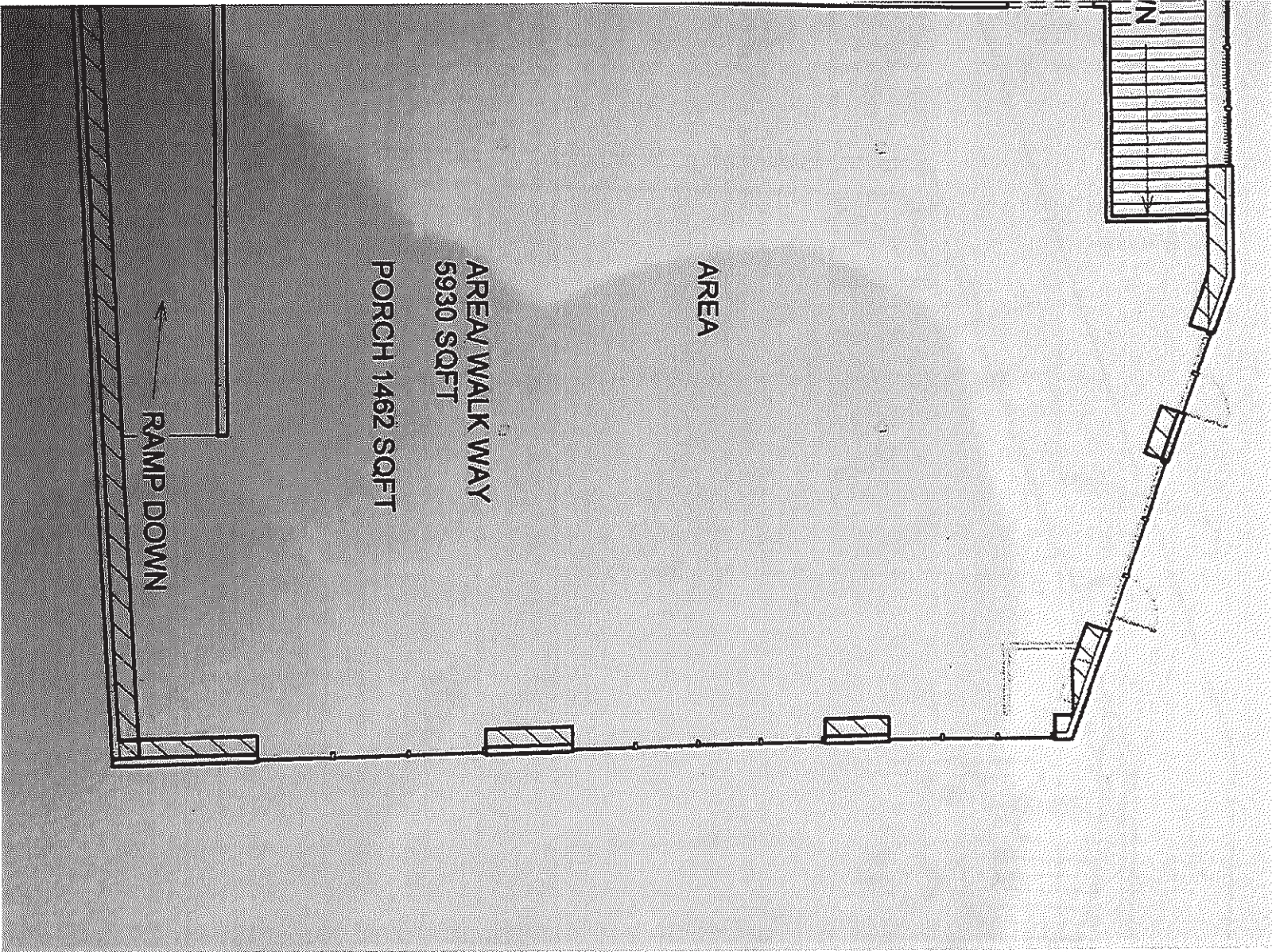
CANDID PETITE  
11 S GROVE ST DAHLNEGA  
HOMESBYRUEDENGROU.COM  
RUEDEN GROUP

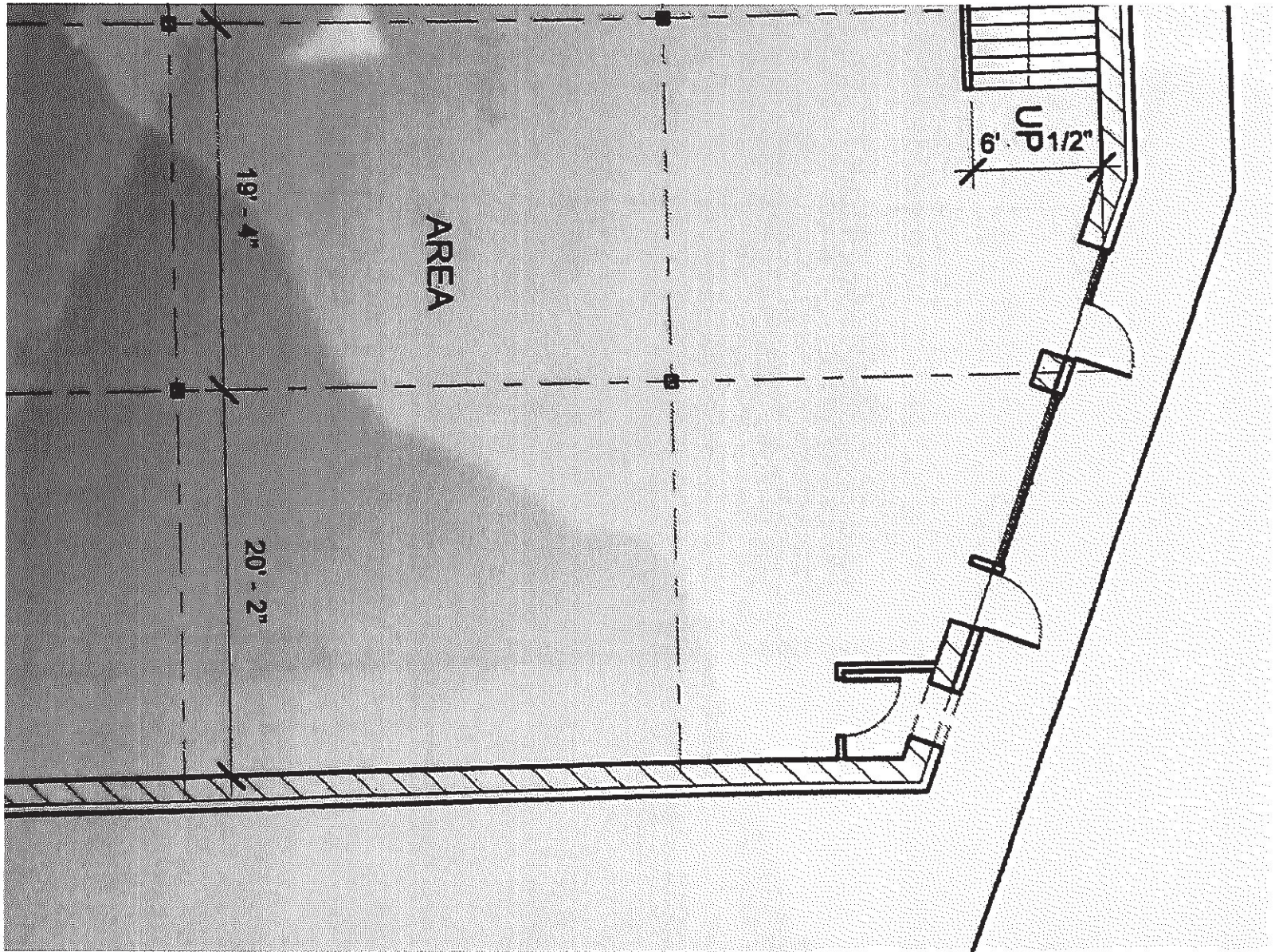
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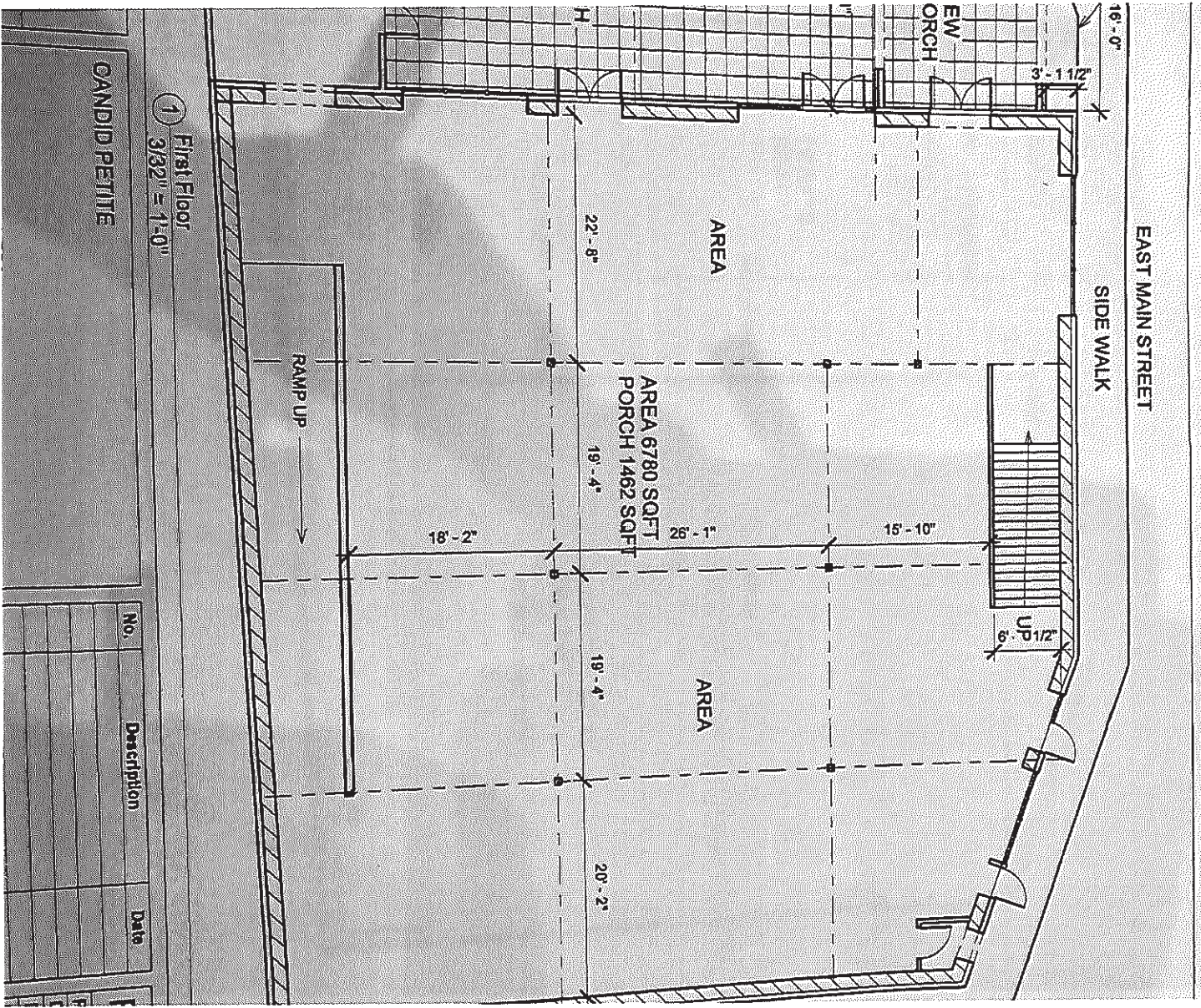
final NOV

Checked by		11 S GROVE ST DAHLNEGA		HOMESBYRUEDENGROUP.COM	
Drawn by		CANDID PETTE		RUEDEN GROUP	
Author					
Issue Date					
Project number					
Project Number					
Date					
Description					
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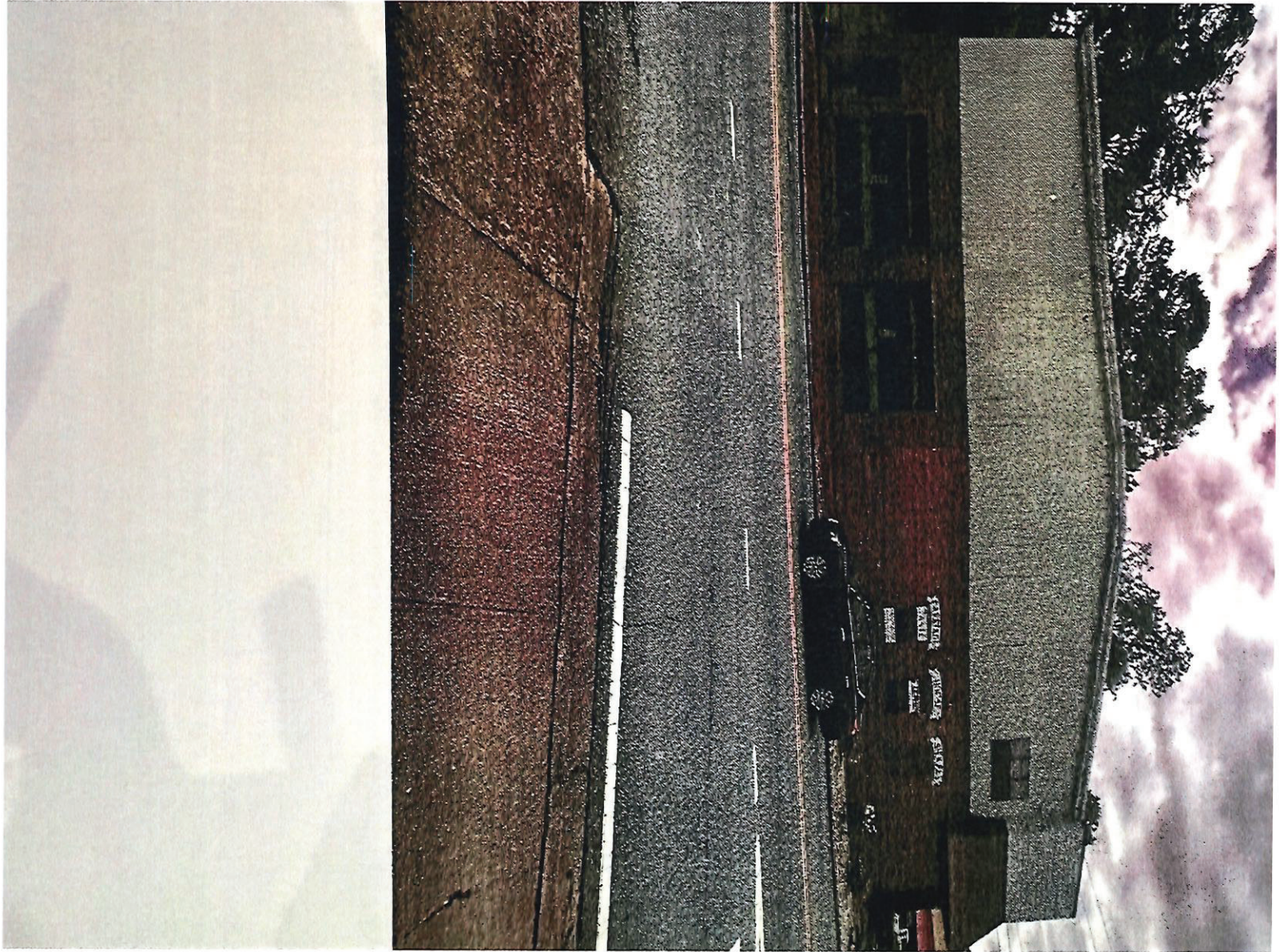




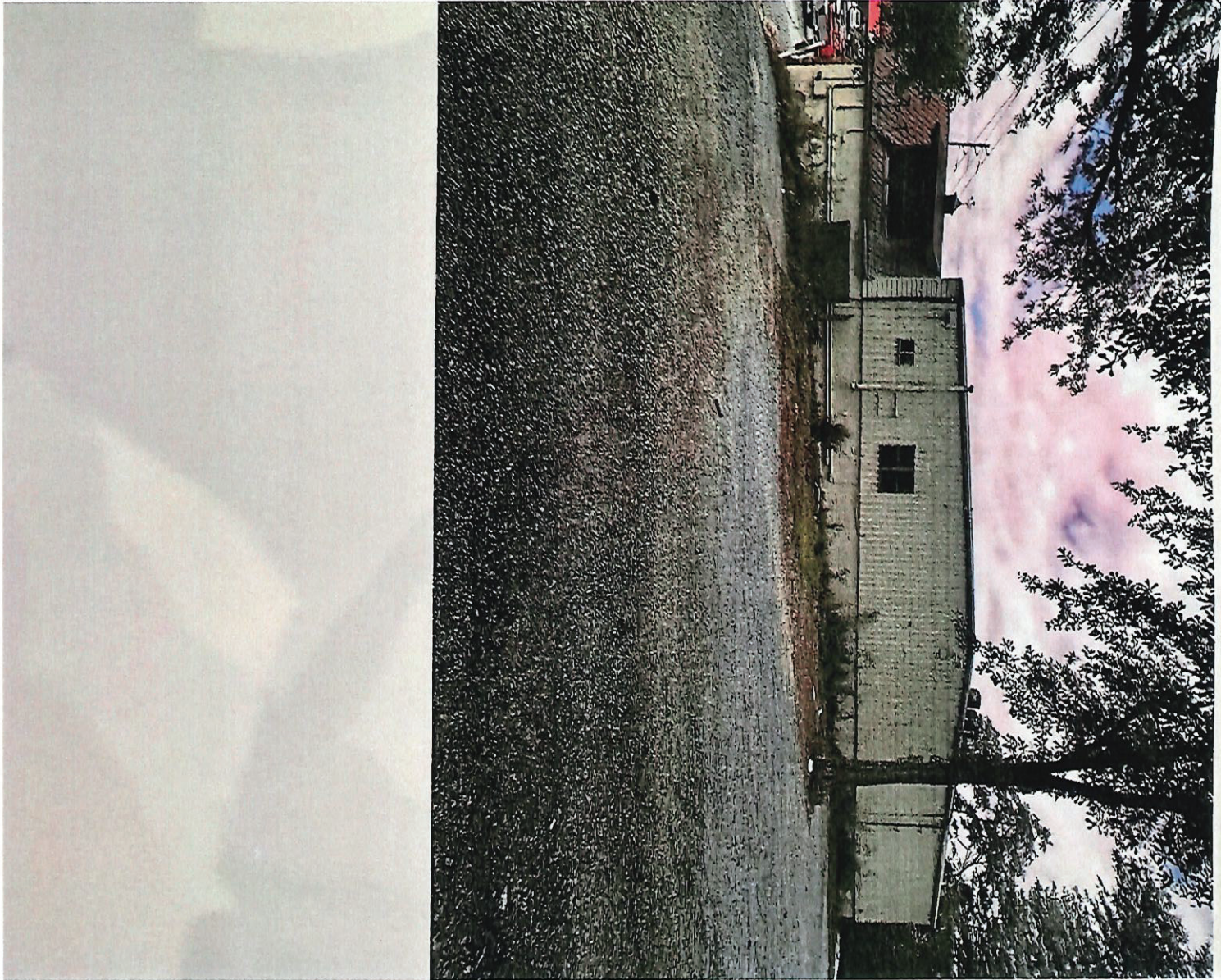
1 First Floor  
 3/32" = 1'-0"

CANDID PETITE

No.	Description	Date



STING BUILDING 11 GROVE STREET DAHLONEGA



LISTING BUILDING 11 GROVE STREET DAHLONEGA





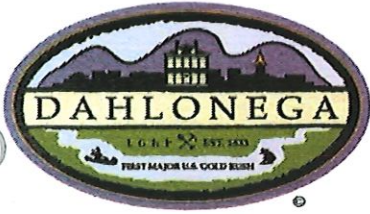
STING BUILDING 11 GROVE STREET DAHLONEGA



XISTING BUILDING 11 GROVE STREET DAHLONEGA



Candice Pettit  
4047871305



# 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:

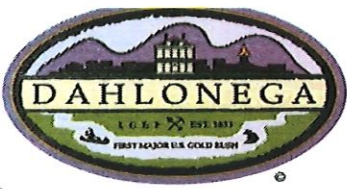
Date: \_\_\_\_\_

Project #: \_\_\_\_\_

Fee paid: \_\_\_\_\_

Hearing date: \_\_\_\_\_

CONTACT	Applicant* <u>South Bluff Investments LLC</u> Phone #: <u>4047871305</u> Mailing Address: <u>6810 S Bluff Ct Gainesville GA 30506</u>
PROPERTY AND PROJECT	Property Address: <u>11 Grove Street, Dahlonega, GA 30533</u> Zoning: <u>CBD</u> Tax Parcel: <u>D11 - 000 - 078 - 000</u> Type of project (check all that apply): New construction <input type="checkbox"/> new building <input checked="" type="checkbox"/> addition <input checked="" type="checkbox"/> alteration <input checked="" type="checkbox"/> deck <input type="checkbox"/> outbuilding Site changes <input type="checkbox"/> fence <input checked="" type="checkbox"/> wall <input type="checkbox"/> driveway <input checked="" type="checkbox"/> walkway <input checked="" type="checkbox"/> parking <input checked="" type="checkbox"/> demolition <input type="checkbox"/> relocation <input type="checkbox"/> other Proposed starting date: <u>September 26th 2024</u>
AUTHORIZATION	<p>In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to herby 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 <span style="float: right;">8/24/24</span>        Date     </p>



**Owner Permission Letter for Alterations to Building**

Date: 8/24/24

Regarding: South Bluff Investments LLC, 11 Grove Street, Dahlonega, GA 30533  
Name and property address of business

I, Jeff Van Pelt, hereby grant permission to Not Applicable Owner Renovation  
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:

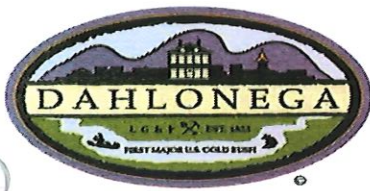
Name of property owner: South Bluff Investments LLC

Mailing address: 6810 S Bluff Ct Gainesville GA 30506

E mail address: cpetite@me.com

Phone number: 4047871305

[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 an include the description of all proposed materials. Please attach photos of materials. See attached application checklist.

**The existing building was constructed in the 1970s. Architecture at that time had no interest in paying homage to the past, this particular building included. It was expediently built with inexpensive materials and with no regard to the historical buildings it sat next to.**

**When standing in the center of the square, you really do not see the site at all and there is definitely no attraction to draw tourists or visiting college families towards the eastern side of the square.**

**This particular area of the city has a lot of tourism created by its rich gold history and new wine agri-tourism, many people are also visiting their friends and family that go to the college. With the addition of the hotel in town there is now more accommodation for them to stay in town. The historical district would benefit from additional restaurants and high end retail. The size and location of the building provides the opportunity to accommodate both and bring larger numbers of people that would like to gather and talk over dinner or buy special gifts. The city is currently losing a lot of revenue to other locations.**

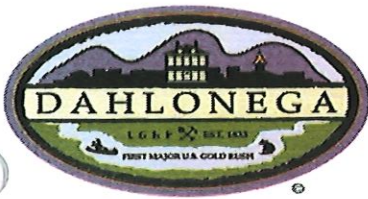
**The description of the proposed changes to the building.**

**The new design will pay homage to the historical buildings around it. By incorporating natural materials that were used in the past. Such as wood, brick board, and batten walls and wood shingles. The design also incorporates certain elements from the surrounding building themselves.**

**To entice visitors to explore down this part of the historical square, our first design element is a porch tower on the left-hand corner. This can be seen from the center of the square. Its attractive look aims to bring more foot traffic to the east side of the square benefiting this building and other businesses in that area of the city.**

**The new owner of the project would like to turn the building into a upscale restaurant. Or several restaurants. We also propose adding to the front of the building With a series of porches on the first floor and second floor that pay homage to the traditional colonial style. Even though it is not historic the proposed changes will make the building pay homage to the beautiful buildings around Dahlonega. The new porches will be outdoor dining area, where people will be able to enjoy a meal and also the views of the square, from the first floor and also the second floor.**

**With the proposed changes to this currently unattractive and poorly maintained building we are aiming to improve the view into the Dahlonega square as you travel into the historic district on E Main and Grove St, and to create an attractive destination and a focal point on the east side of the square supporting existing and future businesses. After people have visited the historic buildings and local attractions, they can now have lunch and dinner and even events at the far end of the square. Our aim is for this building to become a draw for Dahlonega and benefit all that visit or own businesses there.**



## 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.

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:

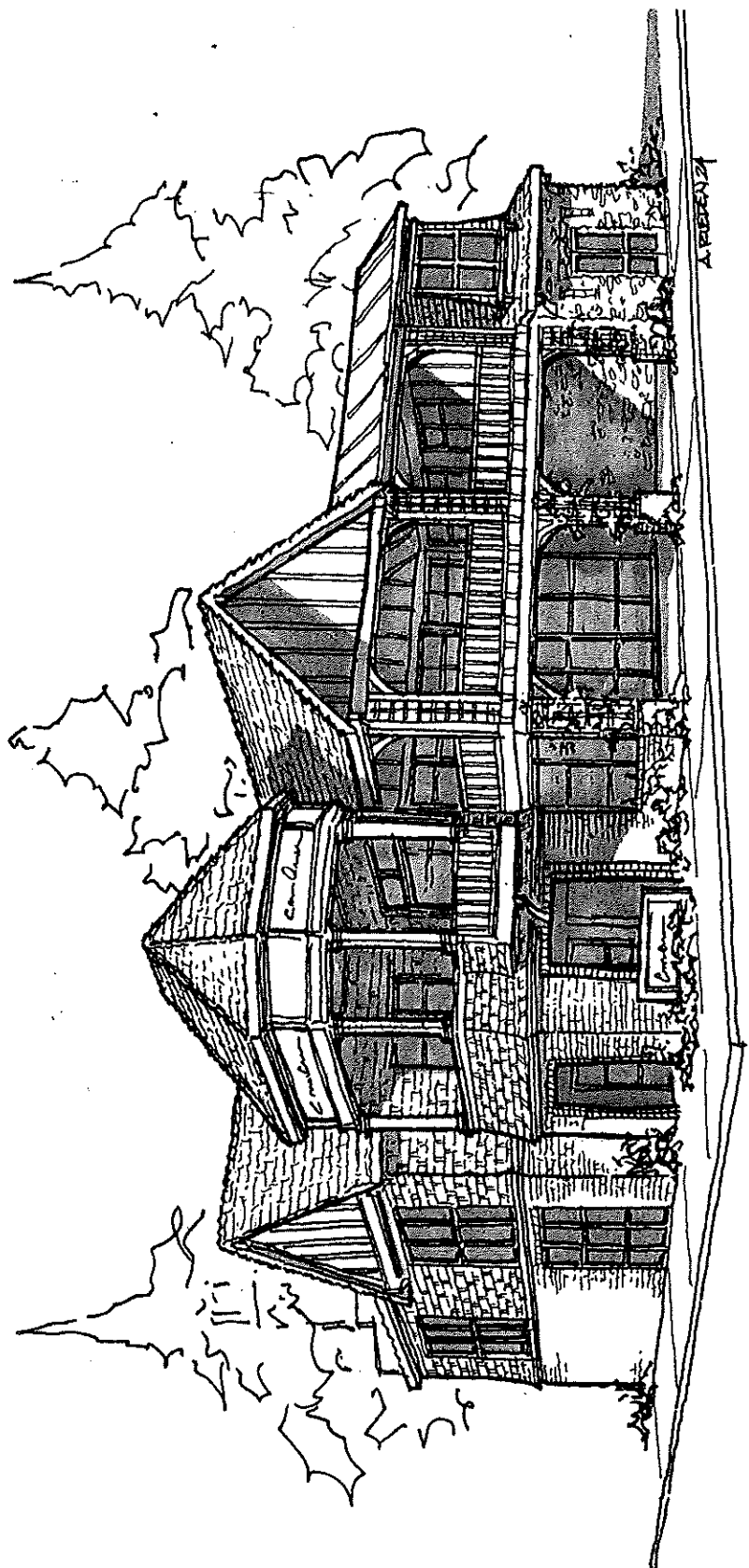
- List including names and types of all trees and plants over 36" high
- planting schedule
- Elevation drawings of all new facades and walls showing trees and plantings when grown to mature height
- List of all existing trees on the property noting any to be removed

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

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- 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....

**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)



**RUEDEN GROUP**

HOMESBYRUEDENGROUP.COM

CANDID PETITE

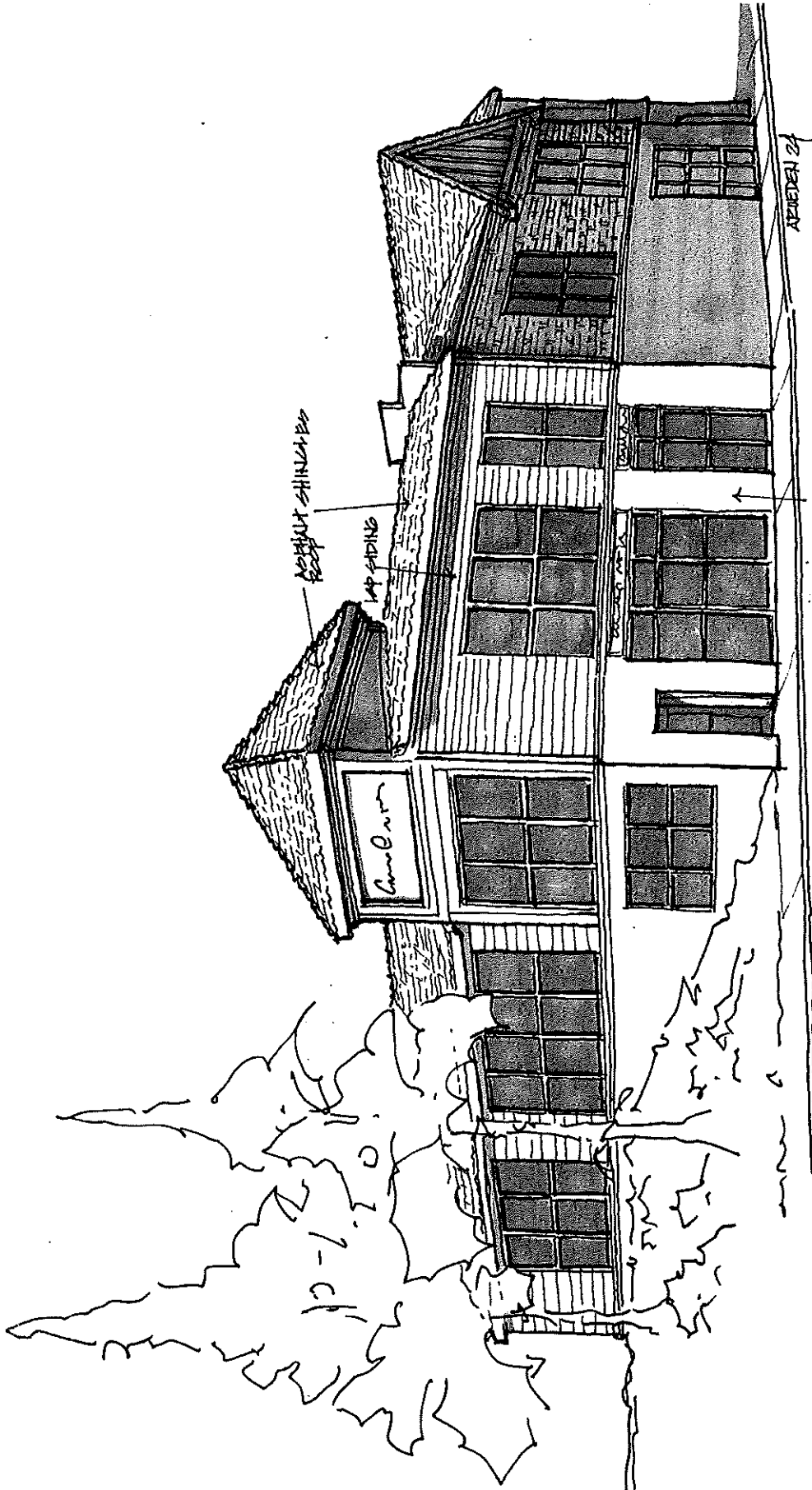
11 S GROVE ST DAHLNEGA

No.	Description	Date

**FRONT RENDERING**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
	Scale

P0



**BACK RENDERING**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
	Scale

P1

No.	Description	Date

CANDID PETITE

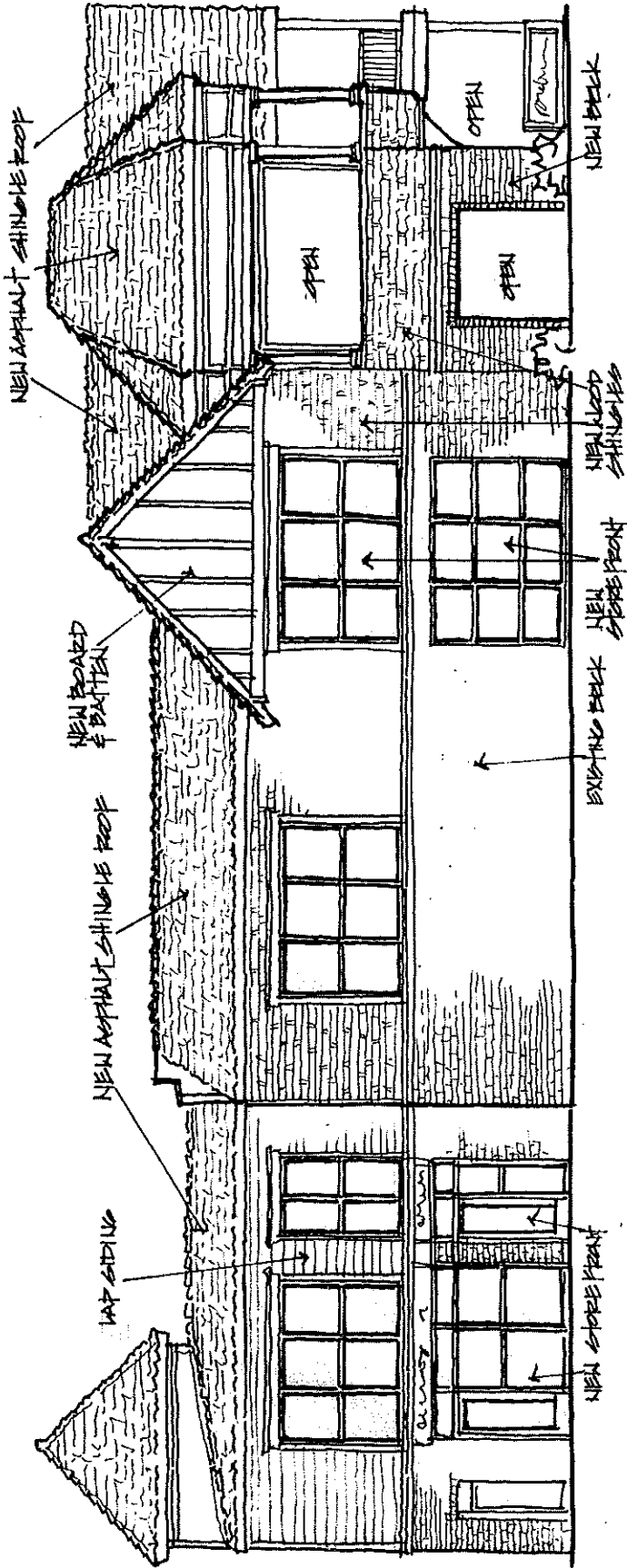
11 S GROVE ST DAHLNEGA

**RUEDEN GROUP**

HOMESBYRUEDENGROUP.COM







**LEFT ELEVATION**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
	Scale

P3

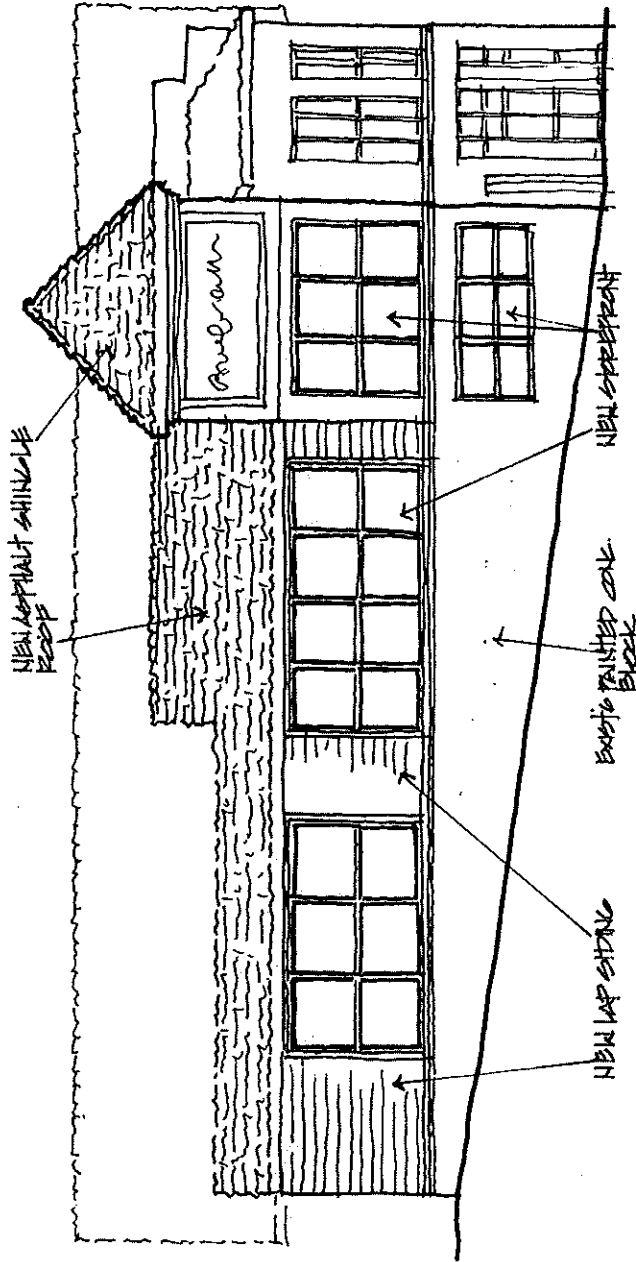
No.	Description	Date

CANDID PETITE

11 S GROVE ST DAHLNEGA

**RUEDEN GROUP**

HOMESBYRUEDENGROUP.COM



### BACK ELEVATION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

P4

Scale

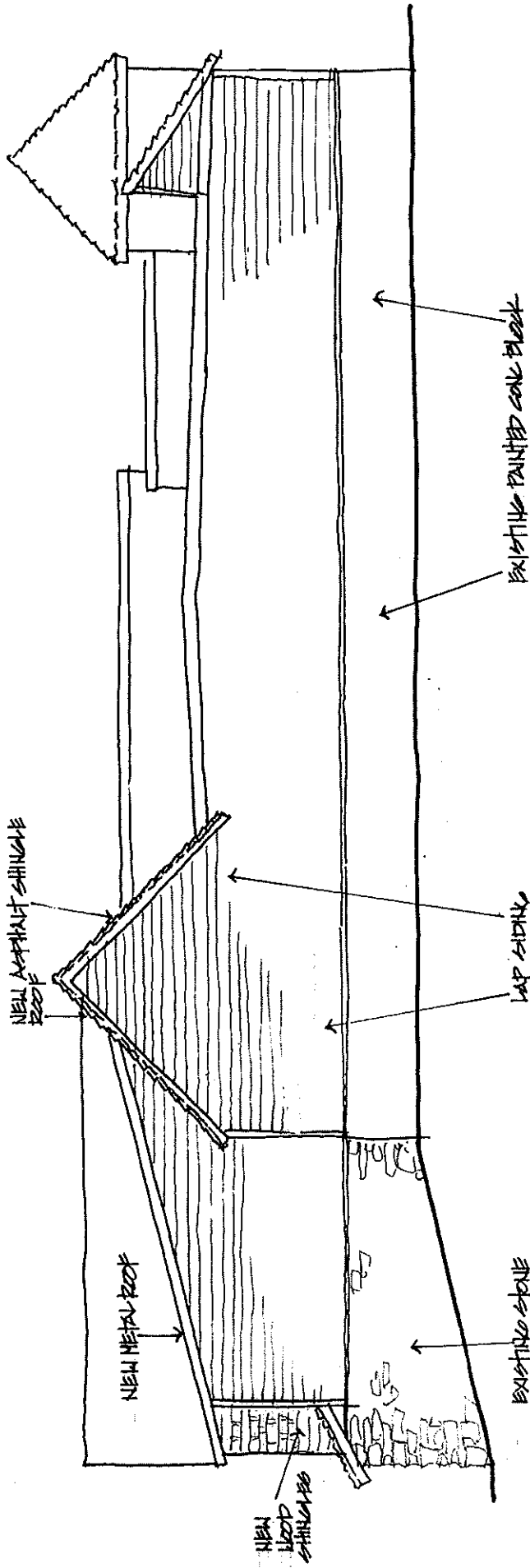
No.	Description	Date

CANDID PETITE

11 S GROVE ST DAHLNEGA

**RUEDEN GROUP**

HOMESBYRUEDENGROUP.COM



**RIGHT ELEVATION**

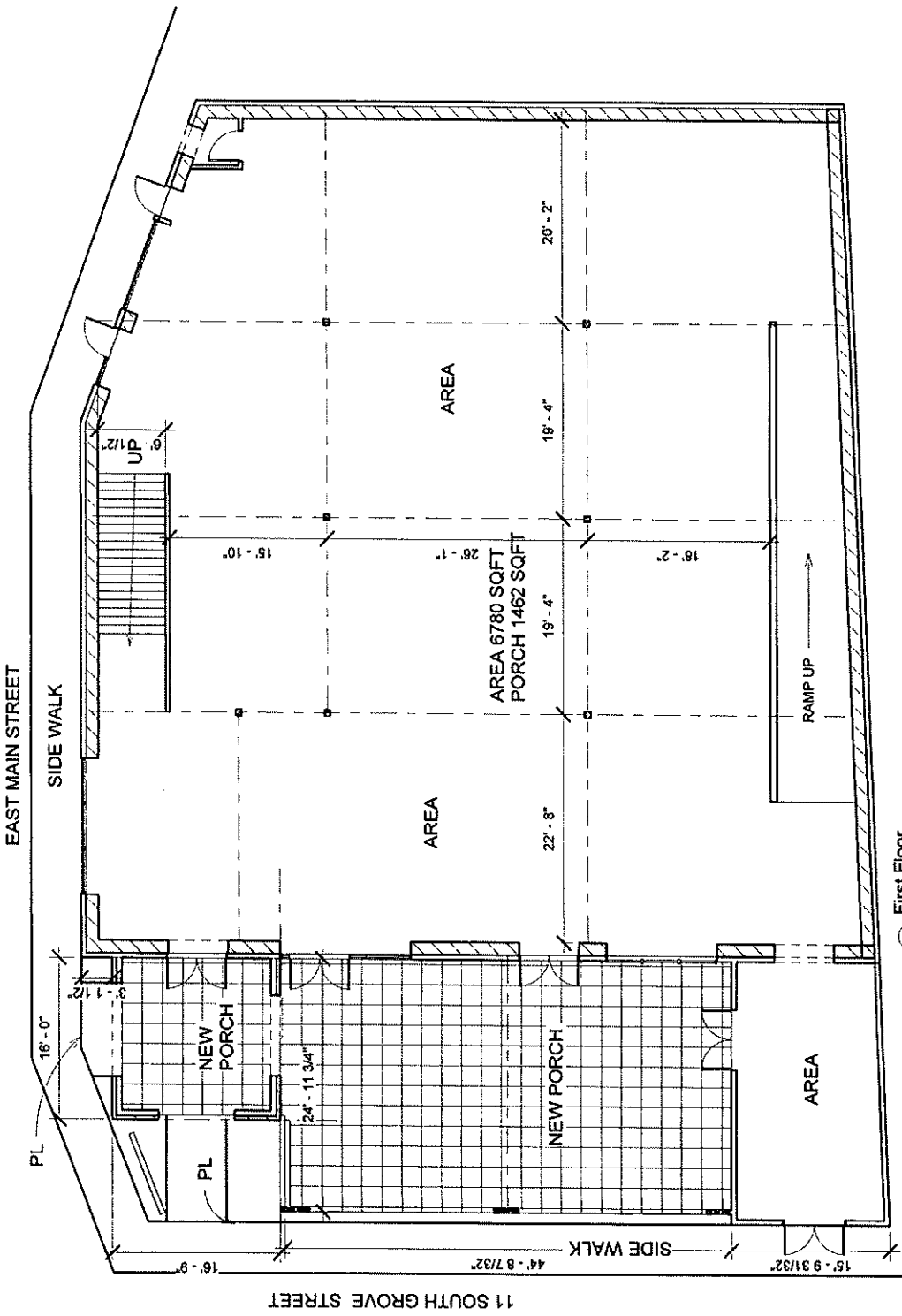
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
	Scale

P5

No.	Description	Date

CANDID PETITE  
 11 S GROVE ST DAHLNEGA

**RUEDEN GROUP**  
 HOMESBYRUEDENGROUP.COM



① First Floor  
3/32" = 1'-0"

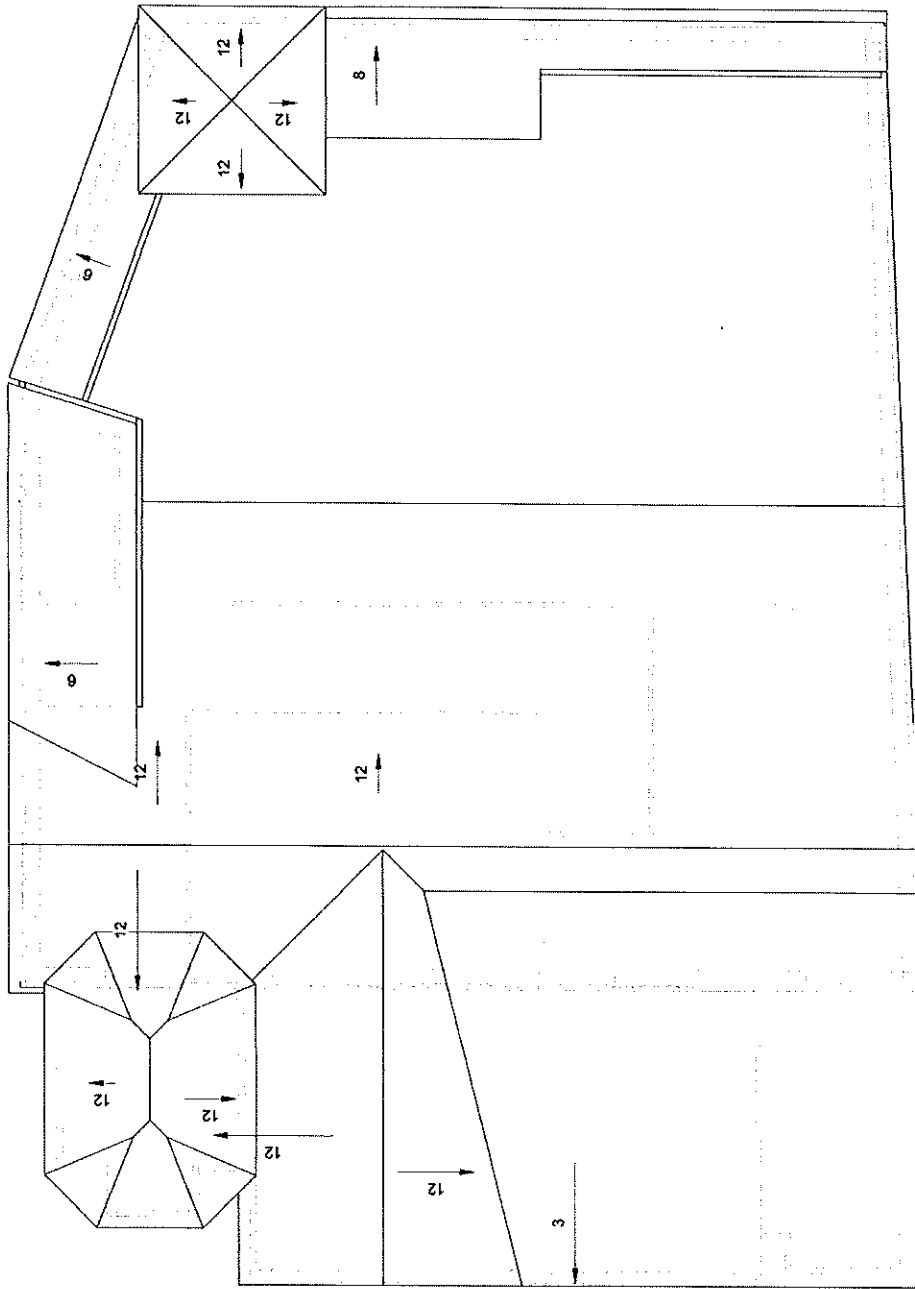
No.	Description	Date

First Floor Plan			
Project number	Project Number	Date	Issue Date
Drawn by	Author	Checked by	Checker
			P6
			Scale 3/32" = 1'-0"

CANDID PETITE  
11 S GROVE ST DAHLNEGA

**RUEDEN GROUP**  
HOMESBYRUEDENGROUP.COM





① Roof Plan  
3/32" = 1'-0"

Roof Plan			
Project number	Project Number		
Date	Issue Date		
Drawn by	Author		
Checked by	Checker		
			P8
			Scale 3/32" = 1'-0"

No.	Description	Date

CANDID PETITE  
11 S GROVE ST DAHLMEGA

**RUEDEN GROUP**  
HOMESBYRUEDENGROUP.COM

EXISTING BUILDING 11 GROVE STREET DAHLONEGA





EXISTING BUILDING 11 GROVE STREET DAHLONEGA



EXISTING BUILDING 11 GROVE STREET DAHLONEGA



EXISTING BUILDING 11 GROVE STREET DAHLONEGA



SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST



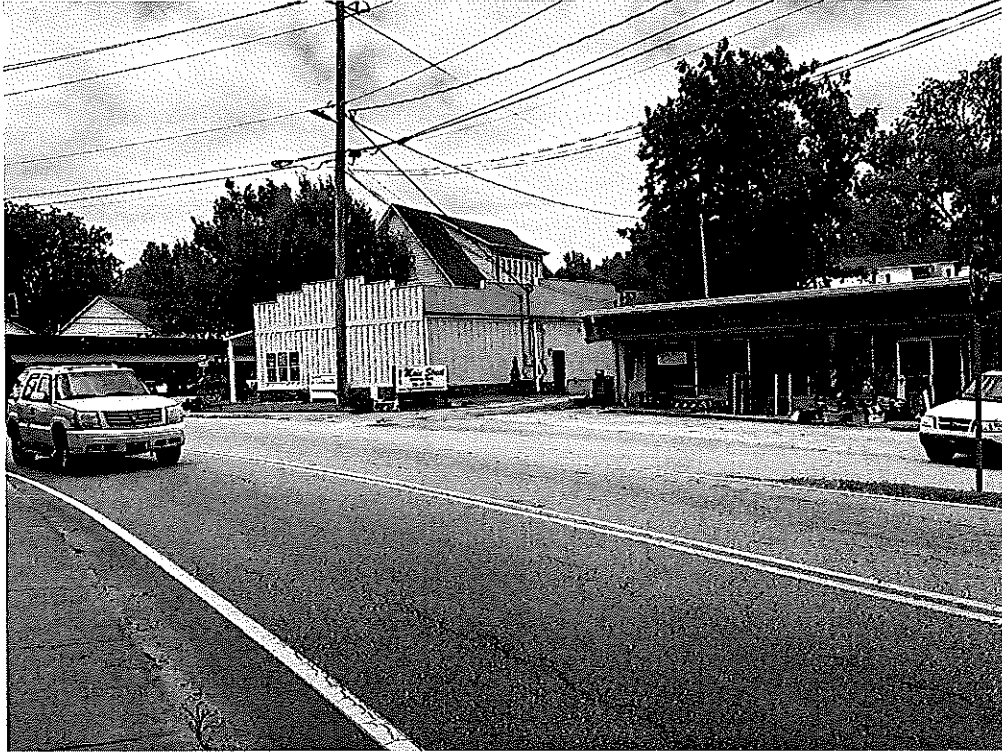
SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST

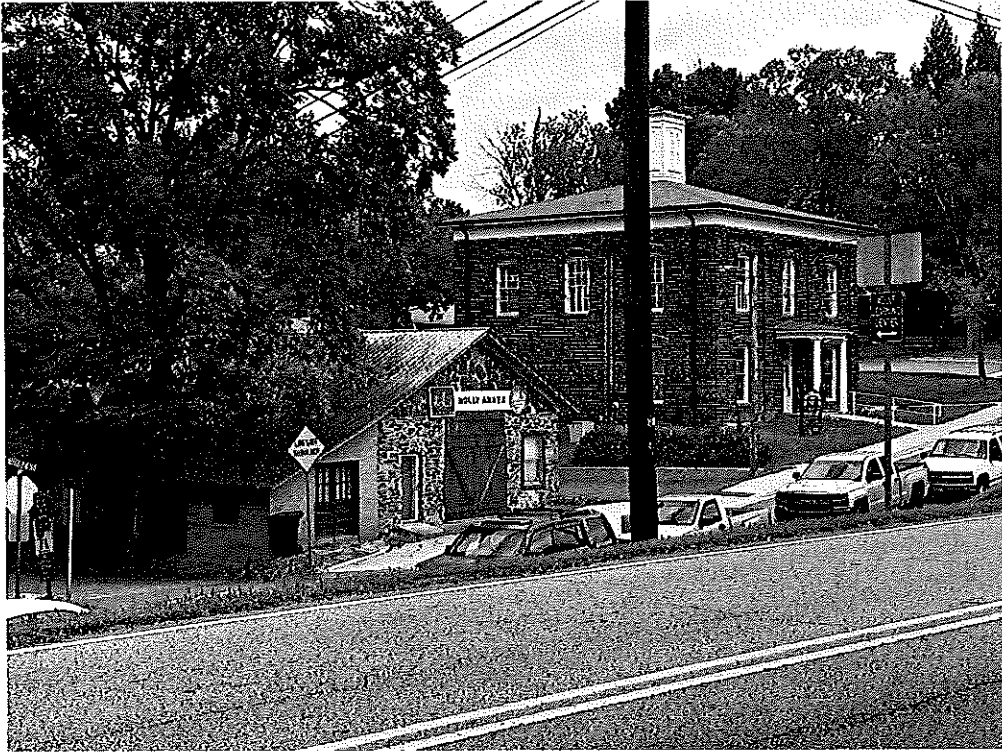


SURROUNDING BUILDINGS NEAR 11 GROVE ST





SURROUNDING BUILDINGS NEAR 11 GROVE ST



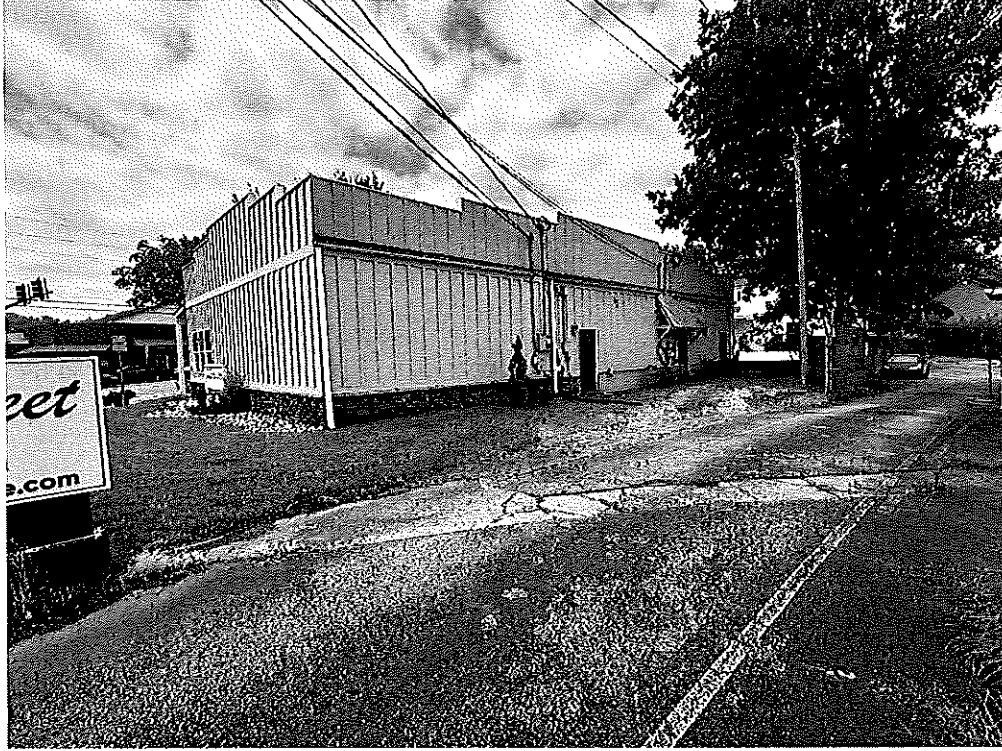
SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST



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SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST





OFFICE OF THE MANAGER

October 1, 2024

Candida Petite  
853 Miller Calhoun Road  
Dahlonega, GA 30533

Dear Ms. Petite,

The City of Dahlonega has reviewed Certificate of Appropriateness request COA-24-9, to replace the existing metal roofing with new metal roofing on the principal building at 11 Grove Street South and finds that it meets the criteria for administrative issuance. After careful consideration of applicable ordinances, regulations, and guidelines, I hereby **approve** the subject application for the roofing replacement, as proposed in the submitted Certificate of Appropriateness application.

Please note that any development of this property must meet all applicable state, county and city regulations. This administrative decision does not constitute approval of any land disturbance permit, conceptual, site, or building plan submitted as of the date of this letter. Improvements to this property are subject to all applicable land development review processes.

Should you have any questions, or need additional information, please feel free to contact me at 706-864-6133.

Sincerely,

Allison Martin  
Zoning Administrator, City Manager





**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-24-10

**Parcel I.D.:** D11 078

**Address:** 11 Grove Street South

**Petitioner:** Candida Petite

**Work Session Date:** October 10, 2024

**Voting Session Date:** October 28, 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:**

Material changes in appearance:

Repair and replace some of the existing siding with new materials.

Add new windows to the exterior façade.

Add new entrance door(s) to the exterior façade.

**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 several material changes in appearance to the principal building located at 11 Grove Street South, also known as “The Carriage House.” Specifically, the applicant intends to replace the existing siding on the rear and side facades and install additional windows and entrance doors to the building exterior. These materials changes in appearance necessitate this COA request.

The applicant intends to limit the siding replacement to the sides and rear of the principal building. Therefore, the south building facade, facing Grove Street South, will retain its current siding. The present siding on the sides and rear of the building is composed of several different materials, those being brick, painted concrete block, and vertical metal. New wooden singles and wooden lap siding have been proposed to replace the existing metal siding. Other materials are found in trace amounts on the façade, such as wood on the right-side exterior.

The building facades which face Main Street (the left-side and rear) currently contain a small number of windows and entrance doors; windows are concentrated on the ground level. The table below summarizes the existing window and door configuration of the left-side and rear facades.

	<b>Existing Conditions</b>		
	<b>Ground-Level Window Count</b>	<b>Ground-Level Door Count</b>	<b>Upper-Level Window Count</b>
<b>Left-Side Elevation</b>	Two (2)	One (1)	One (1)
<b>Rear Elevation</b>	Zero (0)	Zero (0)	Zero (0)
<b>Total</b>	Two (2)	One (1)	One (1)
<b>Note:</b> Pairs and groups of contiguous windows are counted as one (1) window in this table.			

The left-side and rear renderings depict several more windows on both facades. The number of windows is proposed to increase as provided in the table below:

	<b>Proposal</b>		
	<b>Ground-Level Window Count</b>	<b>Ground-Level Door Count</b>	<b>Upper-Level Window Count</b>
<b>Left-Side Elevation</b>	Three (3)	One (1)	Four (4)
<b>Rear Elevation</b>	One (1)	Zero (0)	Three (3)
<b>Total</b>	Four (4)	One (1)	Seven (7)
<b>Note:</b> Pairs and groups of contiguous windows are counted as one (1) window in this table.			



The rendered size of the proposed windows is consistent with the existing lower-level windows, but window areas are not specified. The renderings appear to depict the replacement of existing windows as well, because their dimensions and characteristics are not maintained. Additionally, no additional entrance doors are rendered. A floor plan included in the submittal depicts one (1) addition door approximately 20 feet west of the existing entranceway, also fronting Main Street.

The Lumpkin County Board of Assessors indicates that the subject building was constructed in 1973. The site has a history of retail, restaurant, wine tasting, and other commercial uses. Pursuant to Sec. 2001, the building is lawfully non-compliant to the minimum 15-foot front yard setback required in the CBD: Central Business District. The building comes as close as 0.2 feet (approximately two inches) to the front property line along Grove Street South. Sec. 504 allows for the expansion of such buildings if “additions meet the applicable yard and building setbacks, buffer and landscape strip requirements and all other regulations for the district in which it is located.” This COA application, as presented, does not include any plan to expand upon the existing building footprint. Please note that some of the renderings included within this application may contain details that are outside the scope of this request, such as the addition of a porch fronting Grove Street South.

On October 1, 2024, an administrative COA was issued regarding the roofing at the subject site. The application, COA-24-9, to replace the existing metal roofing with new metal roofing, was granted without modifications.

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:

Changes to window and doors arrangements should be carefully considered, and additional windows and doors should be installed on facades of lesser architectural significance. Such additions should not necessitate the removal of original doors or windows.

- The renderings appear to depict the removal and replacement of all existing windows on the façade facing Main Street.

#### 4.4 Porches and Entrances:

Entranceways should be preserved to retain character-defining features, and repair should be prioritized over replacement.

- The main entranceway, facing Grove Street South, is outside the scope of this application.

#### 4.8 Wood:

It is not appropriate to introduce wooden features or details to a building façade to create a “false historical appearance.”

- The applicant proposes the introduction of wood siding to facades which do not currently feature wood.

#### 4.11 Storefronts:

The original arrangement, size, style, and proportions of original storefront windows should be retained and resorted when possible. The location of the main entrance to the store should be maintained and not relocated.

- The applicant has proposed the addition of windows on the *secondary* storefront, facing Main Street. The renderings do not appear to maintain the arrangement, size, and proportions of the existing windows.

#### **Staff Recommendation:**

Some uncertainty remains about the precise extent and limits of the applicant’s request at the time of writing. Staff encourages the HPC to gain a better understanding of this before coming to a decision.

Staff recommends approval with modifications of the requested COA, because the application, as presented, is only somewhat consistent with the historic district design guidelines. To promote adherence to guidelines 4.2, 4.8, and 4.11, staff recommend the following *modifications* be made upon approval:

1. The existing lower-level windows facing Main Street shall not be removed or replaced.
2. Wood siding shall not be installed over, or in place of, the existing brick exterior which fronts Main Street.
3. The size and proportion of the existing entranceway fronting Main Street shall be maintained.