



CITY OF DAHLONEGA

Historic Preservation Commission

Meeting Agenda

February 24, 2025, 6:00 PM

City Hall - Mayor McCullough Council Chamber

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

MINUTES FOR APPROVAL

- a. Regular Meeting of October 28, 2024
Rhonda Hansard, City Clerk
- b. Work Session of February 12, 2025
Rhonda Hansard, City Clerk
- c. Special Called Meeting of February 19, 2025
Rhonda Hansard, City Clerk

OLD BUSINESS

1. COA CASES FOR APPROPRIATENESS:

NEW BUSINESS

2. COA - CASES FOR APPROPRIATENESS:
3. (COA-25-2) Freida Welch-Bafile, on behalf of Fred Welch, has applied for a certificate of appropriateness for the removal and relocation of the principal building (the Hillcrest House) located at 200 Grove Street North, Dahlonega, GA 30533 (Parcel D10 030)
Zachary Lloyd
4. DESIGN AND REVIEW OF PROJECTS

ADJOURNMENT

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!



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:

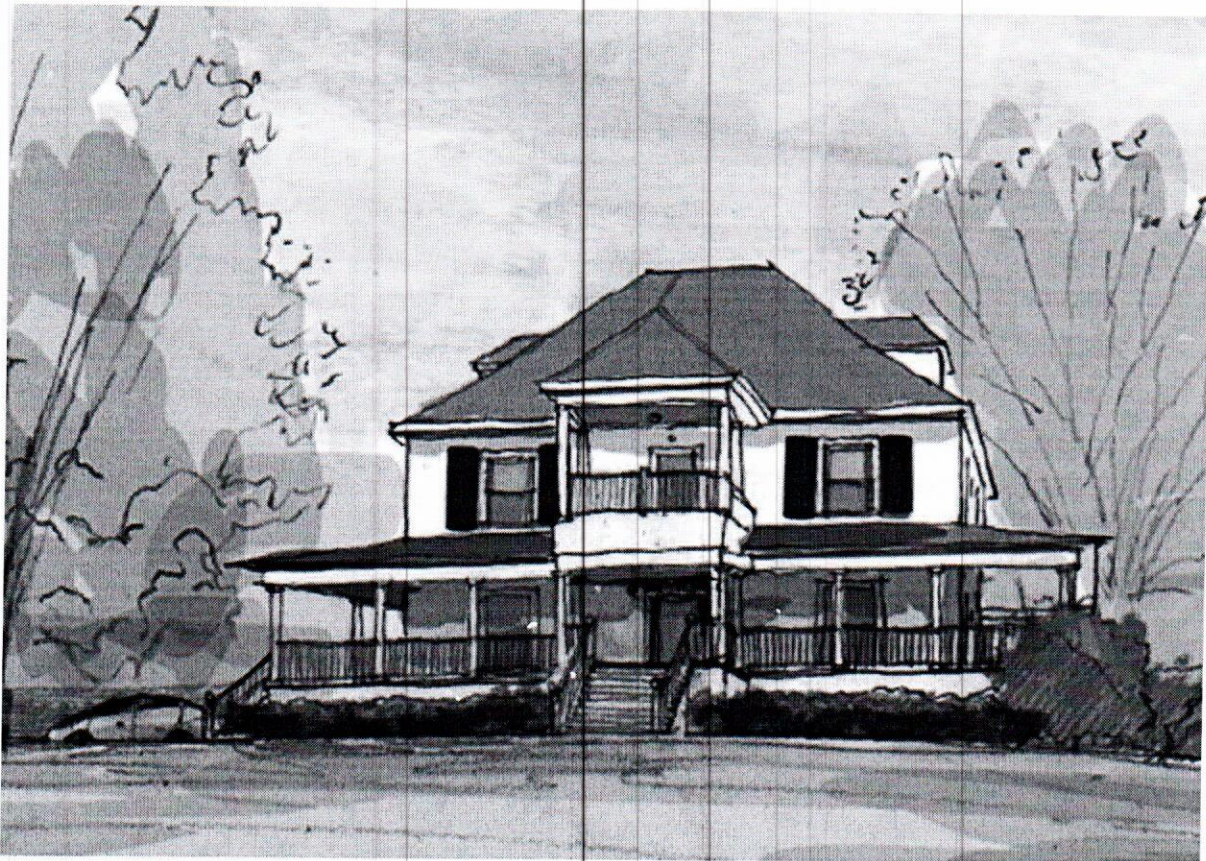
Date: _____
 Project #: _____
 Fee paid: _____
 Hearing date: _____

CONTACT	Applicant*: <u>FRED Welch / Freida Bafle</u> Phone #: <u>706-265-5600</u> <u>706-265-0446</u> Mailing Address: <u>84 South Chestnut Street</u> <u>Dahlonega, GA 30533</u>
PROPERTY AND PROJECT	Property Address: <u>200 north Grove Street</u> Zoning: <u>CBD</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 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 <i>moving existing house</i> Proposed starting date: <u>Feb 1, 2025</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>Freida Bafle</u> <u>Jan 29 2025</u> Signature Date</p>

Hillcrest House plan at the site of relocation (Parcel D10 091)

The plan for the Hillcrest house after it is moved onto a new stable foundation at the new location is to provide a full restoration of the property. The plan is to remove the vinyl siding and restore the original circa 1898 siding with minimal new material. Also in the plan is to restore the interior of the house to the original beauty keeping the original Dahlonega milled lumber. Restoration would take approximately 8 months. The original 1898 interior footprint would not be altered. The house is to be the headquarters of ConnectAbility, a Dahlonega charity that provides many services for children and adults with special needs along with the whole community. The owner's intention is to hold the property for the foreseeable future and use the space for professional services (charity), like the current building next door at 318 North Grove Street. The building at 318 is a fully restored home from 1940 and is also the headquarters of APP Studios, LLC. This property received a beautification award in 2022 by the Dahlonega Downtown Development Authority. The owner will gladly give tours of this building to anyone interested in seeing the quality and care that will go into the historical preservation of the Hillcrest House. The owner James E. Daniel has lived in Dahlonega for over 30 years and has restored 3 houses and built 2 new houses all within the city limits.

The following concept drawing was completed around 2007 by the City of Dahlonega when they owned the property. The city sold the property before the restoration was initiated. The standard of restoration in this concept will be upheld in the new location.





Owner Permission Letter for Alterations to Building

Date: Nov 20 2024

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

I, FRID Welch, hereby grant permission to James David
Owner's name Name of renter recipient

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: FRID 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

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 103,543 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS DB 1448, pg 791 PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

PROPERTY OWNERS AS OF SURVEY DATE:
JD FAMILY ENTERPRISES LLC
PARCEL NUMBER: D10 016, D10 091

TYPE OF SURVEY: RECONFIGURATION

-SURVEY NOTES-

COURSE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 26°17'23" W	93.85'	93.86'	2016.87'
C2	N 28°43'54" W	77.85'	77.86'	2016.87'

LINE	BEARING	DISTANCE
L1	N 26°15'56" E	27.38'
L2	N 64°09'41" W	2.97'
L3	N 66°59'17" W	20.91'
L4	S 27°20'22" W	3.23'

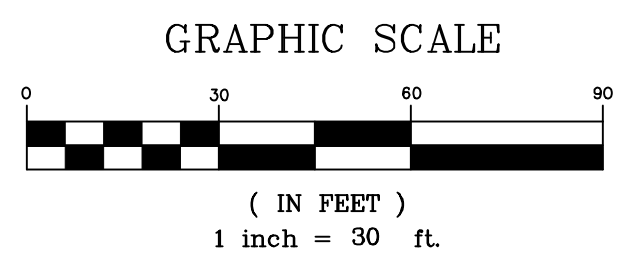


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

-LEGEND-

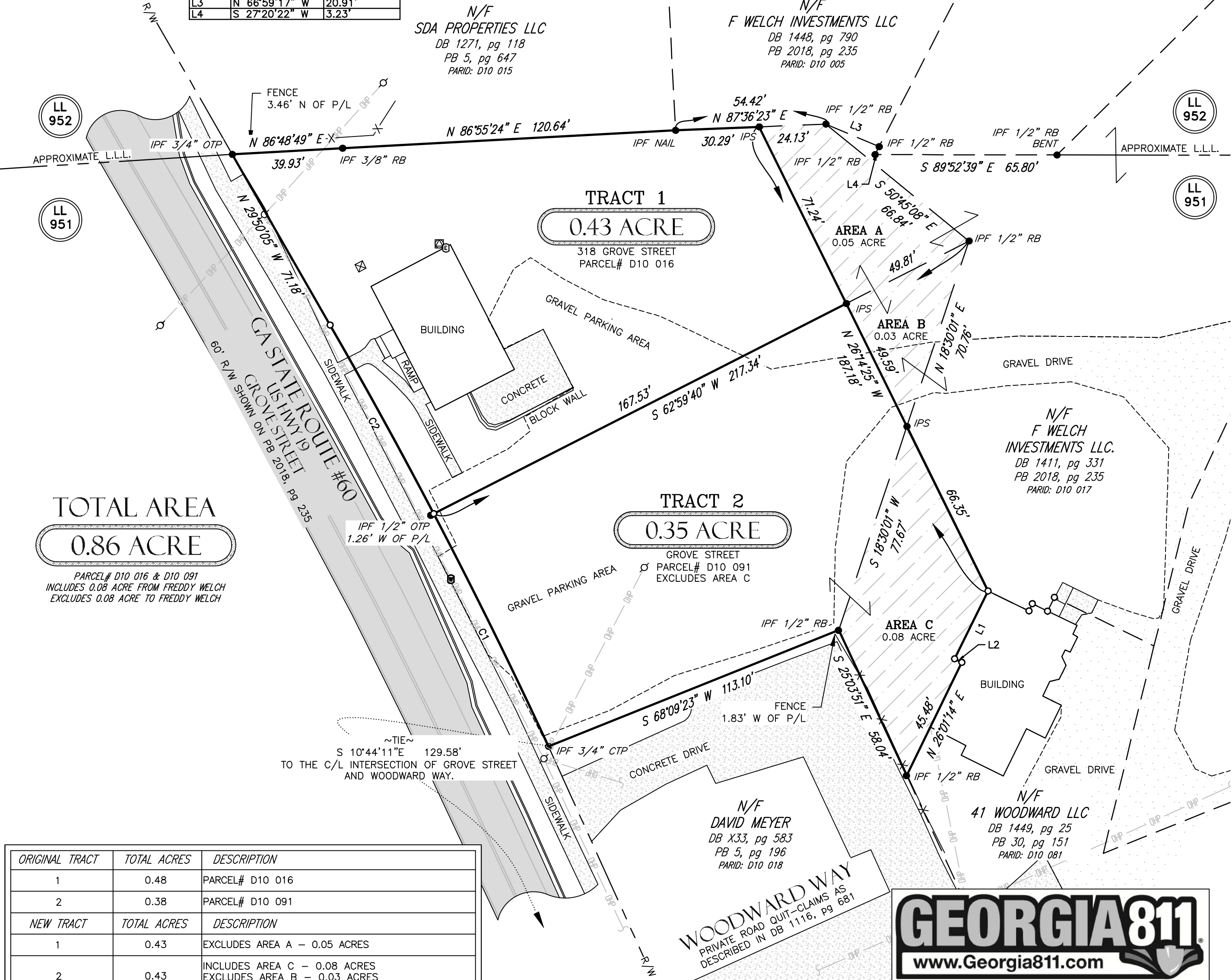
○ CALCULATED POSITION	⊗ LIGHTPOLE
● IRON PIN FOUND/SET (IPF/IPS)	⊗ PROPANE TANK
⊗ MONUMENT	⊗ HVAC
C/L CENTERLINE	⊗ GAS METER
N/F NOW OR FORMERLY	⊗ CURB INLET CI
DB DEED BOOK	⊗ DROP INLET DI
PB PLAT BOOK	⊗ SANITARY SEWER MANHOLE (SSMH)
PG PAGE	⊗ HDPE HIGH DENSITY POLYETHYLENE PIPE
P/L PROPERTY LINE	⊗ CORRUGATED METAL PIPE
RB REBAR	⊗ CMP OUTLET CONTROL STRUCTURE
CTP CRIMPED TOP PIPE	⊗ OCS (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
NSB NAIL SET AT BASE	⊗ AE ACCESS EASEMENT
OTP OPEN TOP PIPE	⊗ UE UTILITY EASEMENT
SR SOLID ROD	⊗ TELEPHONE PED. (T.P.)
AE ACCESS EASEMENT	⊗ FENCE (FH)
UE UTILITY EASEMENT	⊗ WATER METER
⊗ TELEPHONE PED. (T.P.)	⊗ WATER VALVE (WV)
⊗ FENCE (FH)	⊗ POWER METER
⊗ WATER METER	⊗ POWER BOX (PBX)
⊗ WATER VALVE (WV)	⊗ POWER POLE (PP)
⊗ POWER METER	
⊗ POWER BOX (PBX)	
⊗ POWER POLE (PP)	

-FLOOD NOTE-
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13187C0161D, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.



-SURVEYOR CERTIFICATION-
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67. THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

DUSTY L. LOWMAN PLS# 3216



TOTAL AREA
0.86 ACRE
PARCEL# D10 016 & D10 091
INCLUDES 0.08 ACRE FROM FREDDY WELCH
EXCLUDES 0.08 ACRE TO FREDDY WELCH

ORIGINAL TRACT	TOTAL ACRES	DESCRIPTION
1	0.48	PARCEL# D10 016
2	0.38	PARCEL# D10 091
NEW TRACT	TOTAL ACRES	DESCRIPTION
1	0.43	EXCLUDES AREA A - 0.05 ACRES
2	0.43	INCLUDES AREA C - 0.08 ACRES EXCLUDES AREA B - 0.03 ACRES
EXCHANGED AREAS	TOTAL ACRES	DESCRIPTION
A	0.05	TO BECOME PART OF PARCEL# D10 017
B	0.03	TO BECOME PART OF PARCEL# D10 017
C	0.08	TO BECOME PART OF PARCEL# D10 091



THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

PREPARED BY
DAVIS ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

SURVEY FOR:
JAMES DANIEL
LAND LOTS 951 & 952
12th DISTRICT, 1st SECTION
LUMPKIN COUNTY, GEORGIA
CITY OF DAHLONEGA

REVISION BY:	CAW
REVISION DATE:	1/16/2025
DRAWN BY:	CAW
PLAT DATE:	1/14/2025
FIELD CREW:	JG
FIELD DATE:	11/20/2024
FILE:	24-528 RCFG-REV1.dwg

SHEET NO.
1 OF 1

PROJECT NO.
24-528



PARCELS (LUMPKIN COUNTY):
D10-016 & D10-091

PROPOSED DEVELOPMENT:
RELOCATED HISTORIC HOME UTILIZED AS OFFICE

2,688 SF (FIRST FLOOR) + 600 SF (ATTIC)
= 3,288 SF

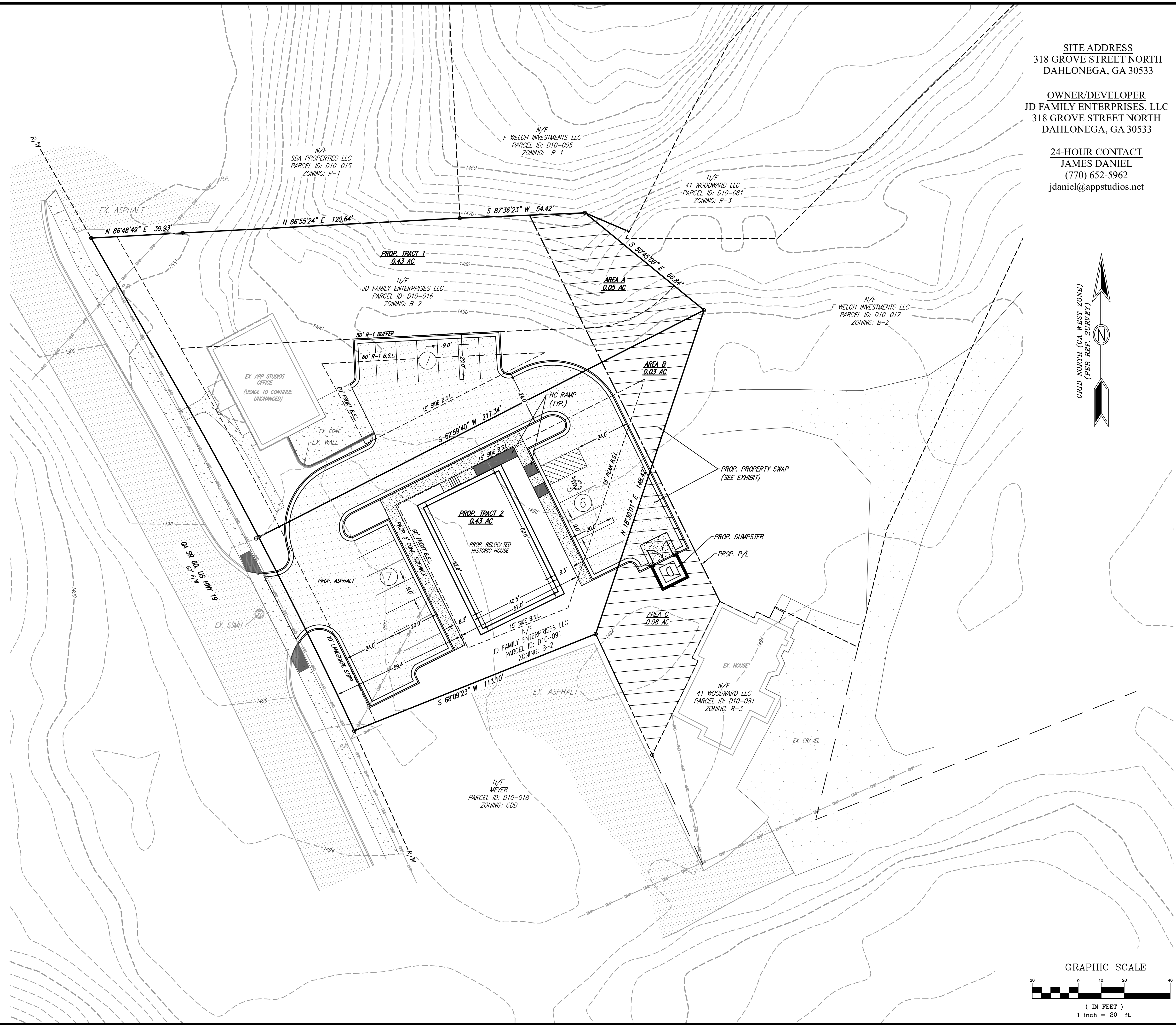
PARKING REQUIREMENTS:
1/250 SF OFFICE AREA

HISTORIC HOUSE
3,288/250 = 14 SPACES

EXISTING BUILDING
1,500 SF/250 = 6 SPACES

TOTAL SPACES REQUIRED: 20

ORIGINAL TRACT	TOTAL ACRES	DESCRIPTION
1	0.48	PARCEL# D10 016
2	0.38	PARCEL# D10 091
NEW TRACT	TOTAL ACRES	DESCRIPTION
1	0.43	EXCLUDES AREA A - 0.05 ACRES
2	0.43	INCLUDES AREA C - 0.08 ACRES EXCLUDES AREA B - 0.03 ACRES
EXCHANGED AREAS	TOTAL ACRES	DESCRIPTION
A	0.05	TO BECOME PART OF PARCEL# D10 017
B	0.03	TO BECOME PART OF PARCEL# D10 017
C	0.08	TO BECOME PART OF PARCEL# D10 091



SITE ADDRESS
318 GROVE STREET NORTH
DAHLONEGA, GA 30533

OWNER/DEVELOPER
JD FAMILY ENTERPRISES, LLC
318 GROVE STREET NORTH
DAHLONEGA, GA 30533

24-HOUR CONTACT
JAMES DANIEL
(770) 652-5962
jdaniel@appstudios.net

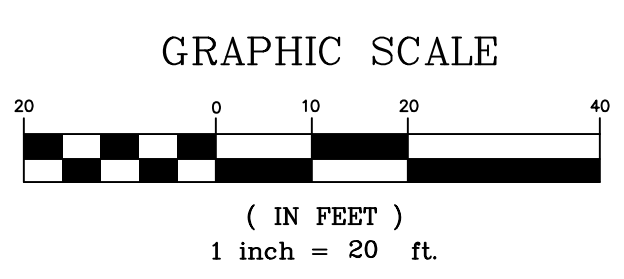
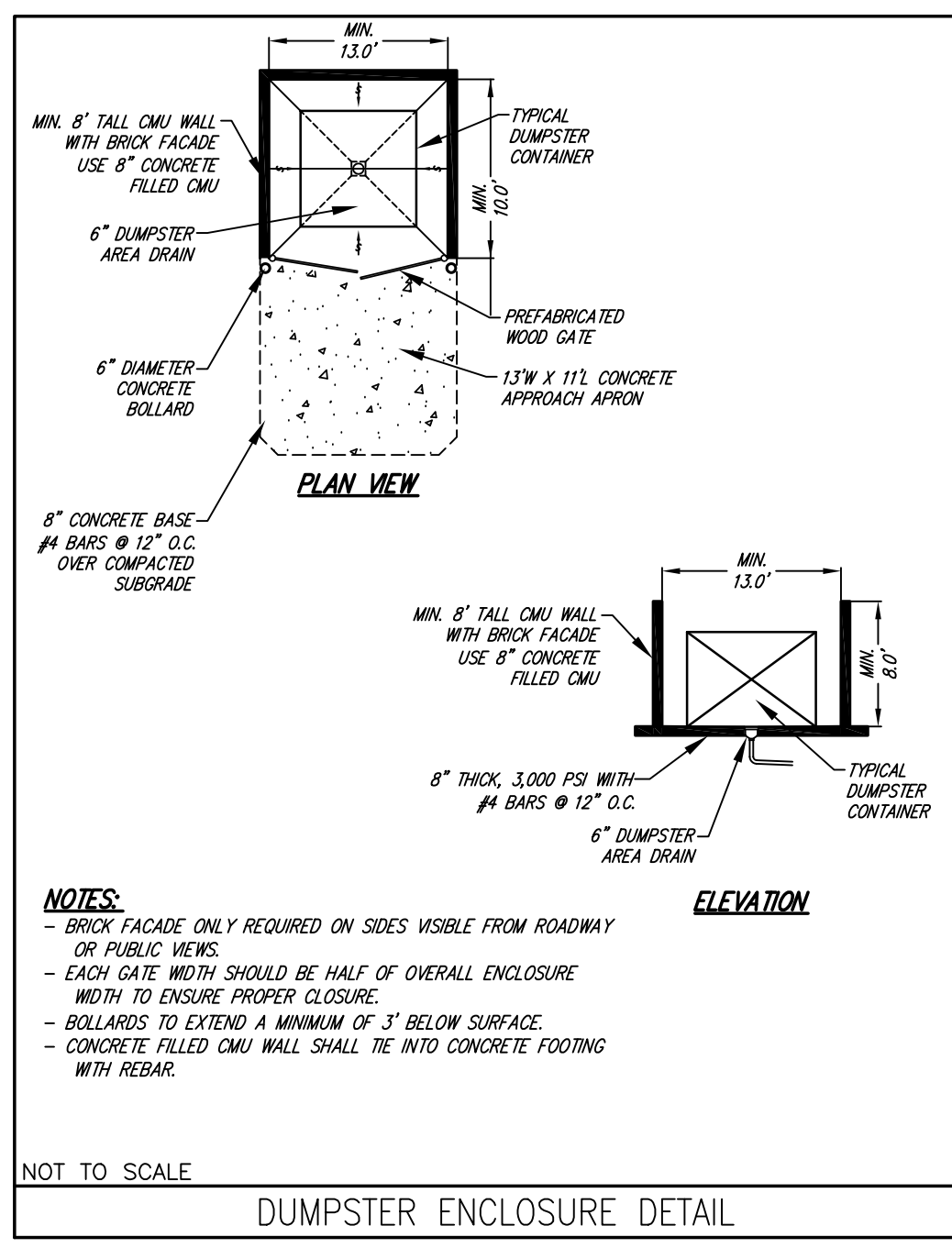


REVISION	DATE	DESCRIPTION

CONCEPT PLAN
JAMES DANIEL
LAND LOTS 951 & 952
CITY OF DAHLONEGA
LUMPKIN COUNTY, GA

DRAWN BY: GRJ
CHECKED BY: JKD
LAND LOT: 951,952
DISTRICT: -
SECTION: -
CITY: DAHLONEGA
COUNTY: LUMPKIN
DATE: 1/17/25

SHEET NO.
1 OF 1
PROJECT NO.
2024-528



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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-25-2

Parcel I.D.: D10 030

Address: 200 Grove Street North

Petitioner: Freida Welch-Bafile

Work Session Date: February 12, 2025

Voting Session Date: February 24, 2025

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:

Relocation

- Relocate the principal building, the Hillcrest House, to a site outside of the Historic District.

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 any material change in appearance (including painting), demolition, relocation, or removal of an existing structure for any building or site within a designated Historic District.

The applicant proposes the removal and relocation of the principal building located at 200 Grove Street N., also known as the Hillcrest House. The Hillcrest House was constructed at its current location in 1898, according to Lumpkin County property tax records. The House historically functioned as a funeral parlor, but it is now vacant. If this request is granted, the House will be moved approximately 300 feet north to parcel D10 091, where it will be repurposed.

Parcel D10 091 is in a B-2: Highway Business District, which is not part of the Historic District. Therefore, the site of relocation is outside the jurisdiction of the Historic Preservation Commission (HPC) pursuant to Sec. 109-21(a) of the Historic Preservation Ordinance. At the site of relocation, the House will undergo an eight (8) month restoration and be used as an office, with accompanying parking and drive-aisles to be constructed immediately west, north, and east of it. Further, the concept plan shows the House will have a footprint of 62.6 feet wide and 40.5 feet in depth, which the application indicates to be its “original footprint”.

The application indicates there are no current plans for new construction at the subject site (200 Grove Street N.); the area where the House currently sits will be subject to a “clean up” and grass plantings. At their October 28, 2024, public meeting, the Historic Preservation Commission approved a Certificate of Appropriateness (case COA-24-6), which pertained to the subject site and the Hillcrest House, to demolish an accessory building, remove additions to the principal building installed after original construction, replace vinyl siding with wood siding, remove overgrown vegetation, and construct an exterior staircase against the front façade. At the February 12, 2025, work session meeting, the applicant indicated that some of this work is currently underway. The 2024 approval was accompanied by one modification:

1. After demolitions and vinyl removal, modern siding, and original siding restoration, the applicant returns with plans for all other work.

Page 28 of the current Dahlonaga Comprehensive Plan (updated in 2022) aims for a strategy that “focuses on the preservation and rehabilitation of the historic Hillcrest / McKinney House as a new office or administrative center.” Sec. 109-22(f)(3).b of the Historic Preservation Ordinance provides guidelines that must be considered in cases of building relocation in the Historic District:

1. The historic character and aesthetic interest that the building, structure, or object will contribute to its proposed location;
2. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
3. Whether the building, structure, or object can be moved without significant damage to its physical integrity;

4. Whether the historical and architectural character of the building, structure, site, or object to be relocated will be compatible with the historical and architectural character of the historic district.

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

6.1 Relocation:

The applicant proposes the relocation of the Hillcrest House to a site outside the Historic District, which is discouraged by Guideline 6.1.1. The relocation site is relatively flat and closer to Grove Street N., unlike the House's current position further back upon a hill (reference Guideline 6.1.4).

Staff Recommendation:

Staff recommends denial of the requested COA, as the proposed relocation is not consistent with the guidelines provided in Design Book Section 6.1.

However, if the Commission finds that the request is consistent with applicable Ordinances and Guidelines, and grants the requested COA, staff recommend the following *modification*:

1. All vegetative plantings made on the site, after the removal of the Hillcrest House, but before new construction, shall be consistent with species already existing at the site.