



CITY OF DAHLONEGA

Historic Preservation Commission Special Called Meeting Agenda

August 11, 2025, 6:00 PM

Gary McCullough Chambers, Dahlonaga 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 - Dahlonaga will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonaga, 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

APPROVAL OF AGENDA

APPOINTMENT OF INTERIM CHAIRMAN

RECESS SPECIAL CALLED MEETING FOR PUBLIC HEARING

PUBLIC HEARING

1. COA 25-4 Sarah Christopher and David Shanahan on behalf of the Holly Theater have requested a Certificate of Appropriateness of the purpose of enclosing the space beneath the theater marquee (Map/Parcel D11 186; 69 W. Main Street)
Allison Martin, City Manager / Prepared by Doug Parks, City Attorney

RECONVENE SPECIAL CALLED MEETING

OLD BUSINESS

NEW BUSINESS

1. COA 25-4 Sarah Christopher and David Shanahan on behalf of the Holly Theater have requested a Certificate of Appropriateness of the purpose of enclosing the space beneath the theater marquee (Map/Parcel D11 186; 69 W. Main Street)
Allison Martin, City Manager / Prepared by Doug Parks, City Attorney

ADJOURNMENT

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!



Memorandum

To: Historic Preservation Commission of Dahlonega

From: Madie Fischetti, AICP, ASLA

Date: June 11, 2025

Re: Addition of Glass Storefront Under Building Marquee

Our office has been requested to provide an opinion on interpreting Dahlonega's Preservation Ordinance concerning the addition of storefront glass and doors to enclose the space beneath a theater marquee. The following background information and analysis are based on the relevant codes and best practices from the National Register of Historic Places (NRHP) and the Secretary of the Interior's Standards for the Treatment of Historic Properties. According to a photographic evaluation of the existing Holly Theatre, the hard-canopy projecting marquee and the recessed façade are character-defining features of the building. The Holly Theatre is individually listed in the National Register of Historic Places (NRHP), and it falls within the NRHP Dahlonega Commercial District boundary.

The following determines the review of this project by the Historic Preservation Commission:

- **Sec. 2502. - Alteration of structures and buildings; new construction.**

Within any designated Historic district, prior to any **material change in appearance** (including painting), demolition, relocation, or removal of an existing structure or building in whole or in part, or new construction of a structure or building, a design review shall be conducted by the Preservation Commission in accordance with the City of Dahlonega Historic Preservation Ordinance and the preservation Commission's adopted Rules of Procedure. A Certificate of Appropriateness approved by the Preservation Commission shall be required as a precedent to such material change in appearance, demolition, relocation, removal or new construction, and for issuance of a building permit as may be required to authorize any such activity.

[\(Ord. No. 91-9\(Amd. 21\), 9-6-2016\)](#)

In general, the best practice is to avoid alterations that "radically change, obscure, or destroy character-defining spaces, materials, features, or finishes." The Secretary of the Interior's Standards for Rehabilitation also state that "new additions, exterior alterations, or related new

construction will not destroy historic materials, features, and ***spatial relationships*** that characterize the property.”¹

The application for a Certificate of Appropriateness (CofA) proposes adding commercial storefront glass windows and doors to enclose the space beneath the building’s marquee and on the building’s primary façade facing the street. While this does not necessarily alter the marble exterior siding of the building, it changes the form of the entrance. Section 5.2 of the Dahlenega Historic District Design Guidelines recommends that new additions be located on inconspicuous elevations that are not visible from the right-of-way. Additionally, as per Section 4.2.3 of the Guidelines, if additional windows and doors are necessary, they should be located on a non-character-defining elevation of the building, provided that they do not compromise the building’s architectural integrity. The design should minimally detract from the historic building’s design.

Currently, the entrance is recessed, and the addition of the enclosure will result in an entrance that encroaches on the open area beneath the awning. The marquee canopy and recessed entrance feature mirrored geometric forms, which are essential in conveying the building’s architectural significance as an example of the Art Deco style. Enclosing the recessed entrance space would obscure a character-defining feature of the building, diminish its historic integrity, and would not meet the Secretary of the Interior’s Standards for Rehabilitation.

National Park Service, New Additions to Historic Buildings (2004)

The addition must be designed to be compatible with the historic character of the building and thus meet the Secretary of the Interior’s Standards for Rehabilitation.

In accordance with Standard 9, a new addition must preserve the historic building’s form/envelope, significant materials and features; must be compatible with the historic building’s massing, size, scale, and architectural features; and must be differentiated from the historic building to preserve its character. Standard 10 calls for new additions to be constructed in such a manner that the essential form and integrity of the historic property be unimpaired if the new work were to be removed in the future. Limiting the removal of historic materials and utilizing existing doors or enlarging windows to transition to the new addition may accomplish this. The Guidelines for Rehabilitating Historic Buildings also recommend locating a new addition at the rear or on an inconspicuous side of a historic building. Additional NPS guidance is contained in Interpreting the Standards Bulletins and Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

*New additions that are either identical to the historic building or in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*²

This application features an especially contrasting element that is not subordinate to the historic building’s design. Based on the above reasoning, it is recommended that the application be denied.

¹ Anne E. Grimmer and Kay D. Weeks, “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.”

² National Park Service, “New Additions to Historic Buildings,” 2007, <https://www.nps.gov/subjects/taxincentives/additions.htm>.

4/28/2025 9:29 AM

Project Name: HOLLY THEATRE

Frame Set Name: Frame Set 1

Metal Group: FBG T14000 THERMAL NEW SYS SS OG NOT Tested D/S: 1

Required: 1 Back Member Color: C2 CLEAR : ANODIZED

Frame Name: FRAME A

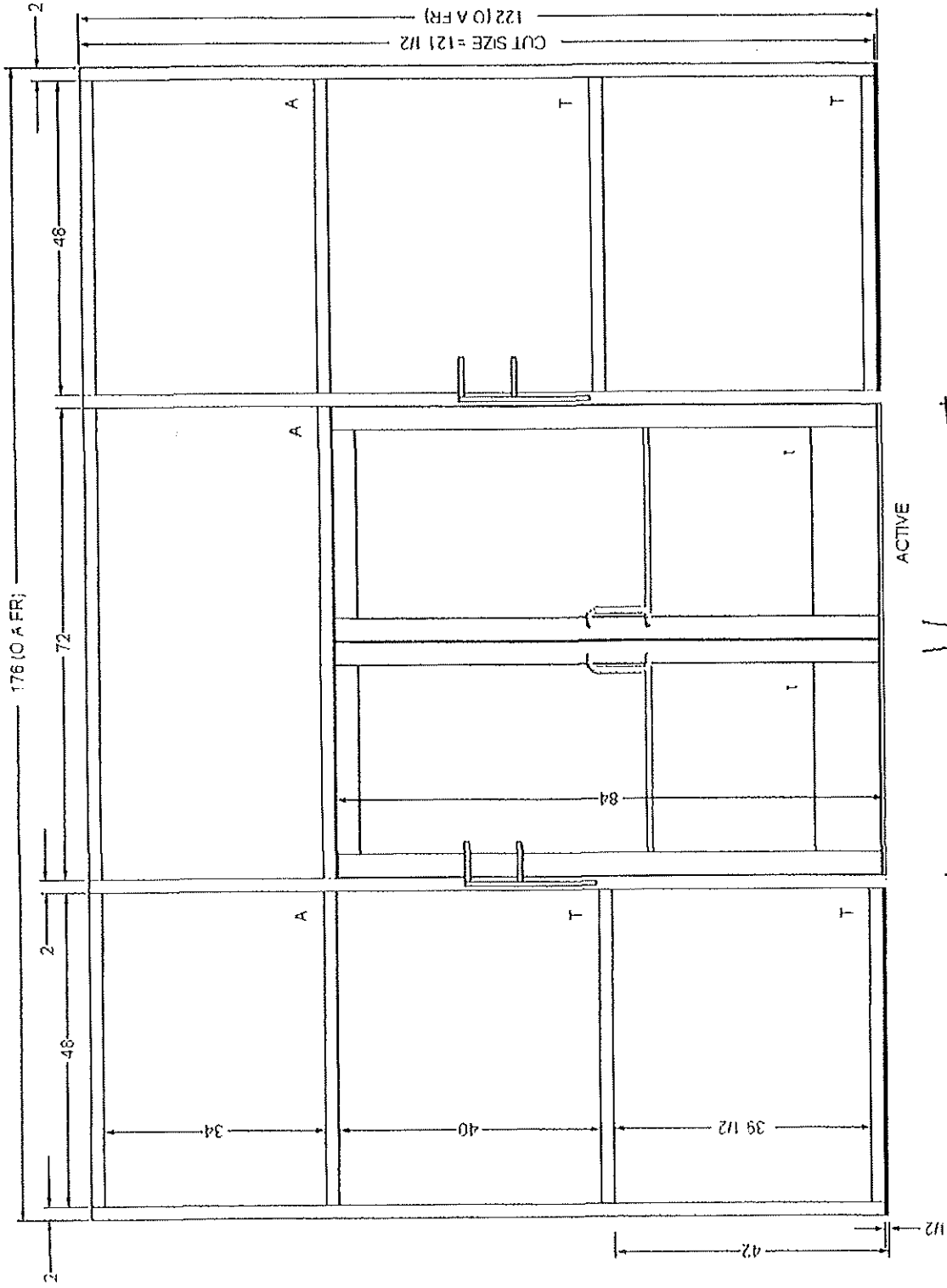
Frame Type: Standard

Face Member Color: C2 CLEAR: ANODIZED

Panels: 3

Rows: 2

Frame Height: 122



4/28/2025 9:29 AM

Project Name: HOLLY THEATRE

Frame Set Name: Frame Set 1

Metal Group: FBG T14000 THERMAL NEW SYS SS OG NOT TESTED

Required: 1 Back Member Color: C2 CLEAR : ANODIZED

Frame Name: FRAME C

Frame Type: Standard

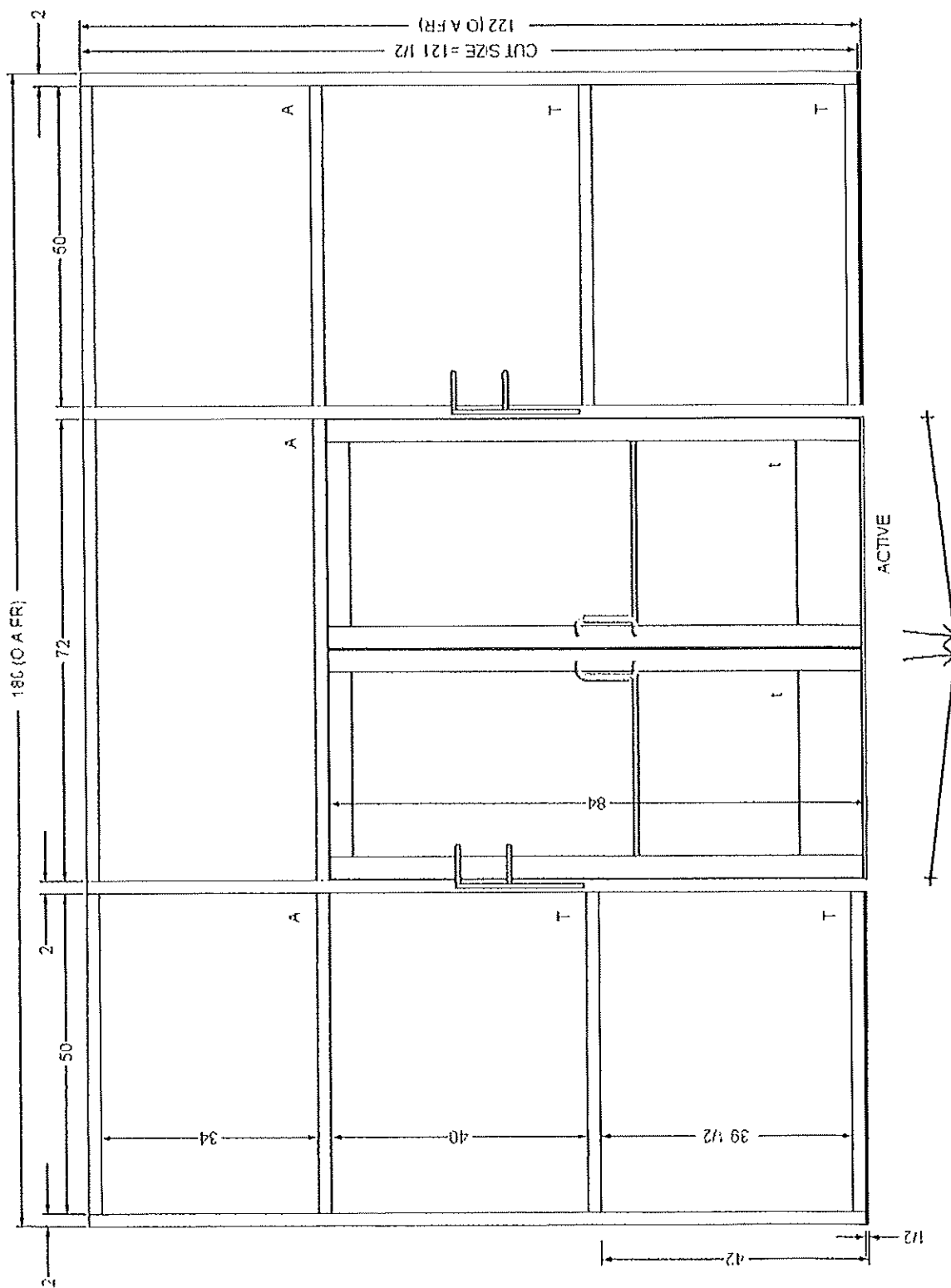
Face Member Color: C2 CLEAR: ANODIZED

Panels: 3

Frame Width: 180

Rows: 2

Frame Height: 122



Report Provided Courtesy of Glazier Studio - 5.0.0.70

Page: 2 Of 3

Project Name: HOLLY THEATRE

Frame Set Name: Frame Set 1

Metal Group: FBG T14000 THERMAL NEW SYS SS OG NOT TESTED D/S: 1

Required: 1 Back Member Color: C2 CLEAR : ANODIZED

Frame Name: FRAME B

Frame Type: Standard

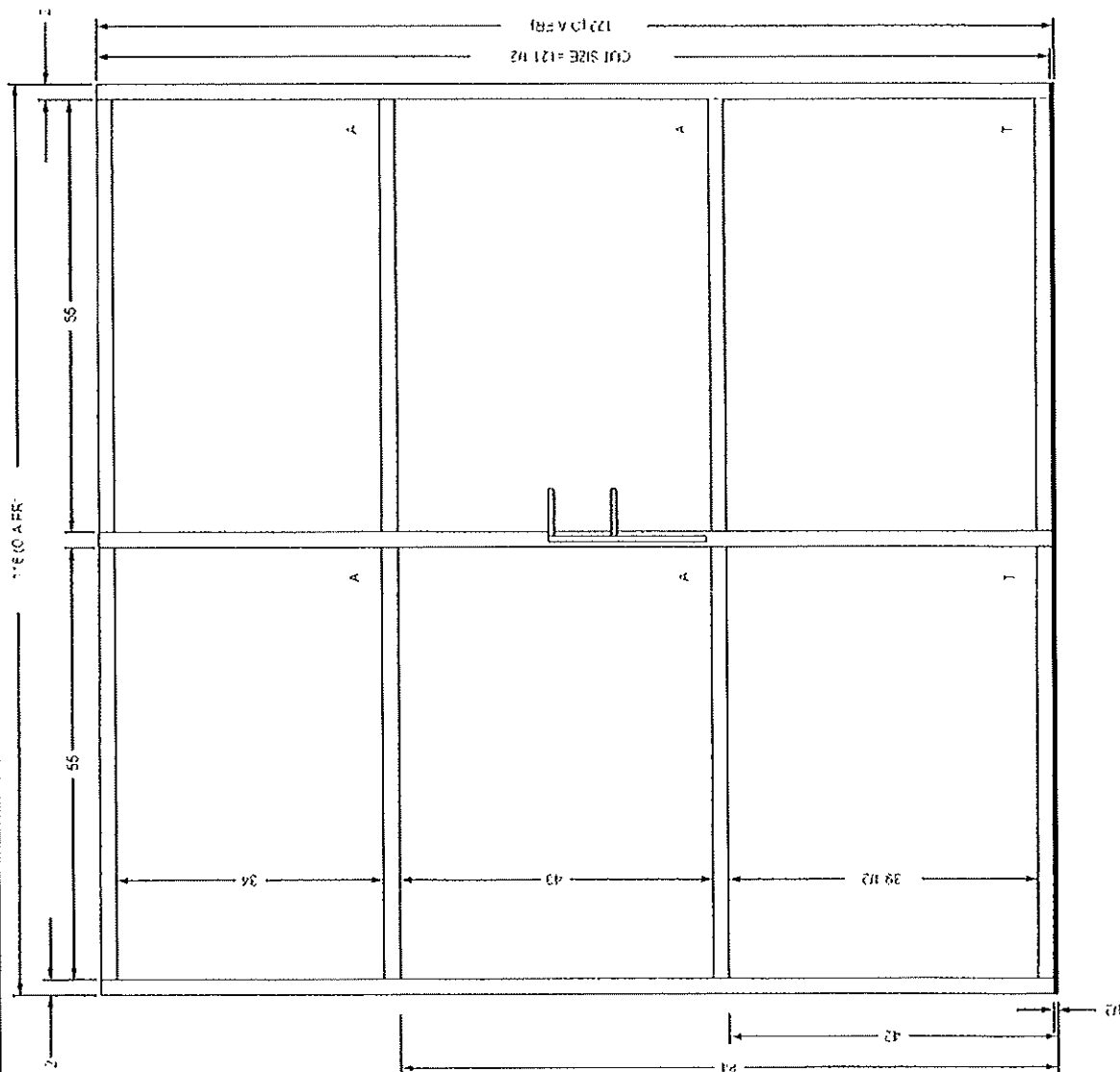
Face Member Color: C2 CLEAR : ANODIZED

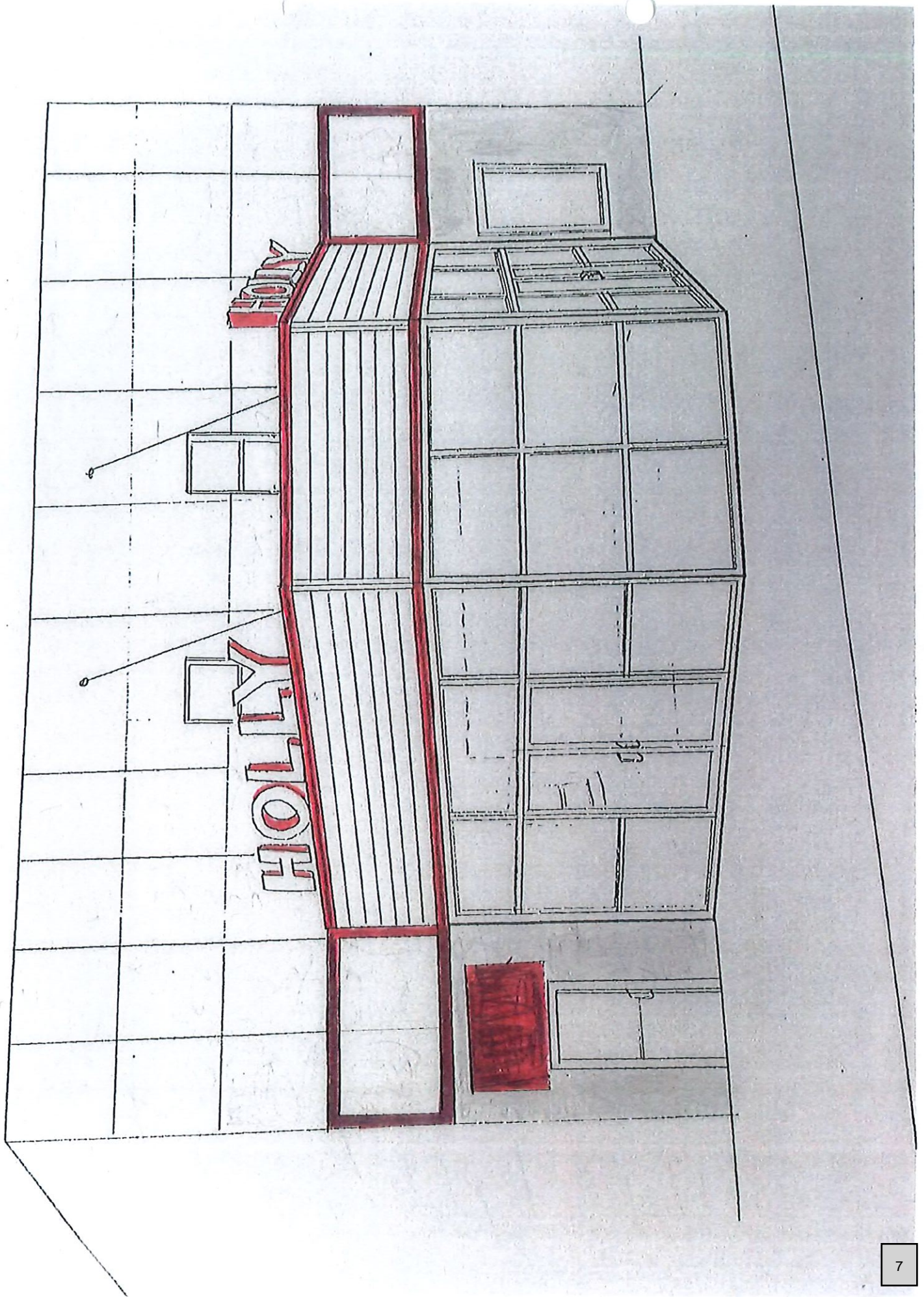
Panels: 2

Frame Width: 116

Rows: 3

Frame Height: 122













Agenda Memo

DATE: 8/11/2025
TITLE: Holly Theater Request for COA
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Sarah Christopher and David Shanahan on behalf of the Holly Theater have requested a Certificate of Appropriateness for the purpose of enclosing the space beneath the theater marquee. The theater is located at 69 W Main Street, Dahlonega, Georgia.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

The City's architectural historian recommends denial.

SUGGESTED MOTIONS

Motion to deny based upon consultant's report when action is to be taken.

ATTACHMENTS

Consultant's report and application with further attachments.



Memorandum

To: Historic Preservation Commission of Dahlonega

From: Madie Fischetti, AICP, ASLA

Date: June 11, 2025

Re: Addition of Glass Storefront Under Building Marquee

Our office has been requested to provide an opinion on interpreting Dahlonega's Preservation Ordinance concerning the addition of storefront glass and doors to enclose the space beneath a theater marquee. The following background information and analysis are based on the relevant codes and best practices from the National Register of Historic Places (NRHP) and the Secretary of the Interior's Standards for the Treatment of Historic Properties. According to a photographic evaluation of the existing Holly Theatre, the hard-canopy projecting marquee and the recessed façade are character-defining features of the building. The Holly Theatre is individually listed in the National Register of Historic Places (NRHP), and it falls within the NRHP Dahlonega Commercial District boundary.

The following determines the review of this project by the Historic Preservation Commission:

- **Sec. 2502. - Alteration of structures and buildings; new construction.**

Within any designated Historic district, prior to any **material change in appearance** (including painting), demolition, relocation, or removal of an existing structure or building in whole or in part, or new construction of a structure or building, a design review shall be conducted by the Preservation Commission in accordance with the City of Dahlonega Historic Preservation Ordinance and the preservation Commission's adopted Rules of Procedure. A Certificate of Appropriateness approved by the Preservation Commission shall be required as a precedent to such material change in appearance, demolition, relocation, removal or new construction, and for issuance of a building permit as may be required to authorize any such activity.

[\(Ord. No. 91-9\(Amd. 21\), 9-6-2016\)](#)

In general, the best practice is to avoid alterations that "radically change, obscure, or destroy character-defining spaces, materials, features, or finishes." The Secretary of the Interior's Standards for Rehabilitation also state that "new additions, exterior alterations, or related new

construction will not destroy historic materials, features, and ***spatial relationships*** that characterize the property.”¹

The application for a Certificate of Appropriateness (CofA) proposes adding commercial storefront glass windows and doors to enclose the space beneath the building’s marquee and on the building’s primary façade facing the street. While this does not necessarily alter the marble exterior siding of the building, it changes the form of the entrance. Section 5.2 of the Dahlenega Historic District Design Guidelines recommends that new additions be located on inconspicuous elevations that are not visible from the right-of-way. Additionally, as per Section 4.2.3 of the Guidelines, if additional windows and doors are necessary, they should be located on a non-character-defining elevation of the building, provided that they do not compromise the building’s architectural integrity. The design should minimally detract from the historic building’s design.

Currently, the entrance is recessed, and the addition of the enclosure will result in an entrance that encroaches on the open area beneath the awning. The marquee canopy and recessed entrance feature mirrored geometric forms, which are essential in conveying the building’s architectural significance as an example of the Art Deco style. Enclosing the recessed entrance space would obscure a character-defining feature of the building, diminish its historic integrity, and would not meet the Secretary of the Interior’s Standards for Rehabilitation.

National Park Service, New Additions to Historic Buildings (2004)

The addition must be designed to be compatible with the historic character of the building and thus meet the Secretary of the Interior’s Standards for Rehabilitation.

In accordance with Standard 9, a new addition must preserve the historic building’s form/envelope, significant materials and features; must be compatible with the historic building’s massing, size, scale, and architectural features; and must be differentiated from the historic building to preserve its character. Standard 10 calls for new additions to be constructed in such a manner that the essential form and integrity of the historic property be unimpaired if the new work were to be removed in the future. Limiting the removal of historic materials and utilizing existing doors or enlarging windows to transition to the new addition may accomplish this. The Guidelines for Rehabilitating Historic Buildings also recommend locating a new addition at the rear or on an inconspicuous side of a historic building. Additional NPS guidance is contained in Interpreting the Standards Bulletins and Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

*New additions that are either identical to the historic building or in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*²

This application features an especially contrasting element that is not subordinate to the historic building’s design. Based on the above reasoning, it is recommended that the application be denied.

¹ Anne E. Grimmer and Kay D. Weeks, “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.”

² National Park Service, “New Additions to Historic Buildings,” 2007, <https://www.nps.gov/subjects/taxincentives/additions.htm>.

4/28/2025 9:29 AM

Project Name: HOLLY THEATRE

Frame Set Name: Frame Set 1

Metal Group: FBG T14000 THERMAL NEW SYS SS OG NOT Tested D/S: 1

Required: 1 Back Member Color: C2 CLEAR : ANODIZED

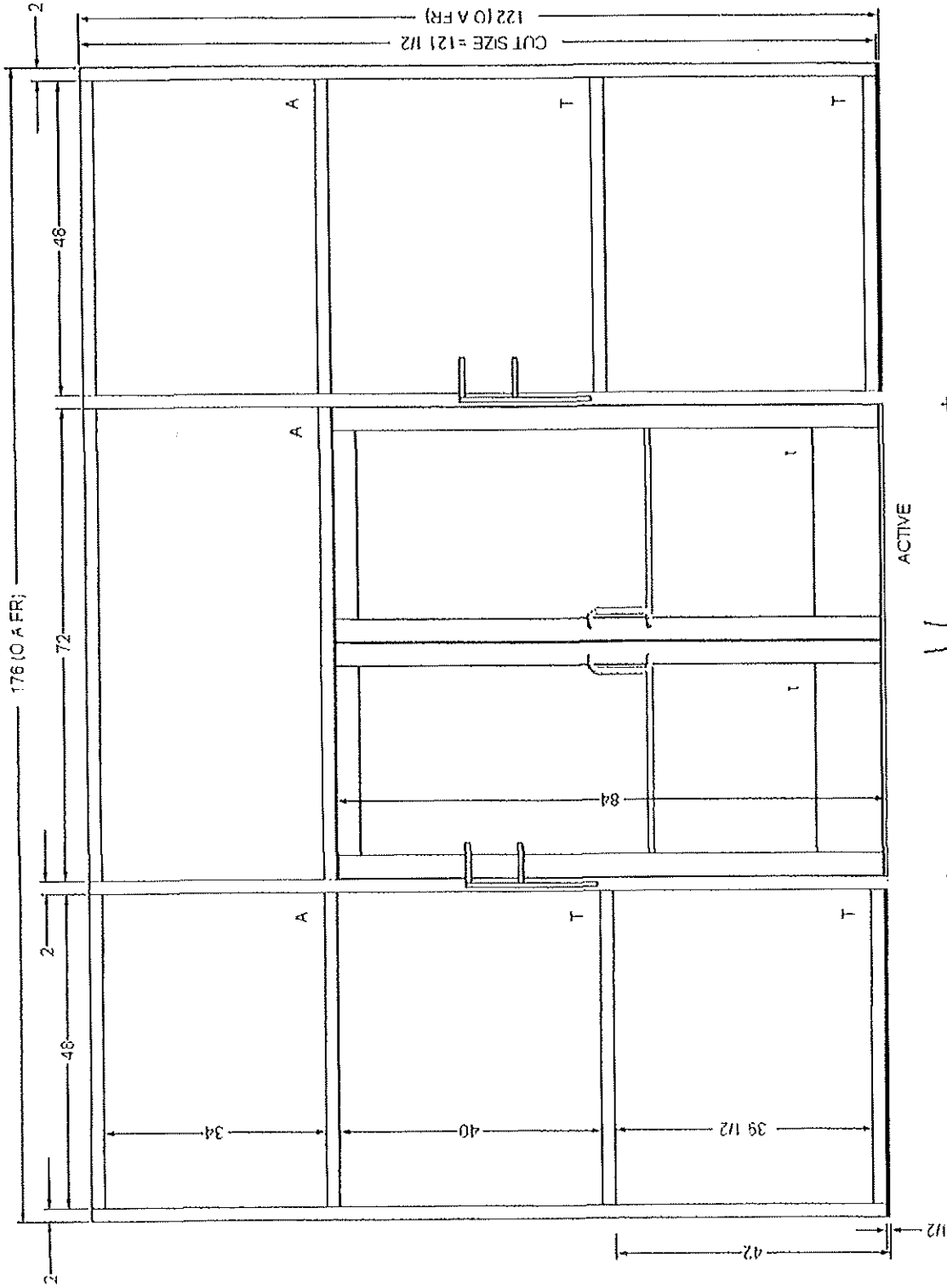
Frame Name: FRAME A

Frame Type: Standard

Face Member Color: C2 CLEAR : ANODIZED

Panels: 3

Frame Height: 122



4/28/2025 9:29 AM

Project Name: HOLLY THEATRE

Frame Set Name: Frame Set 1

Metal Group: FBG T14000 THERMAL NEW SYS SS OG NOT TESTED

Required: 1 Back Member Color: C2 CLEAR : ANODIZED

Frame Name: FRAME C

Frame Type: Standard

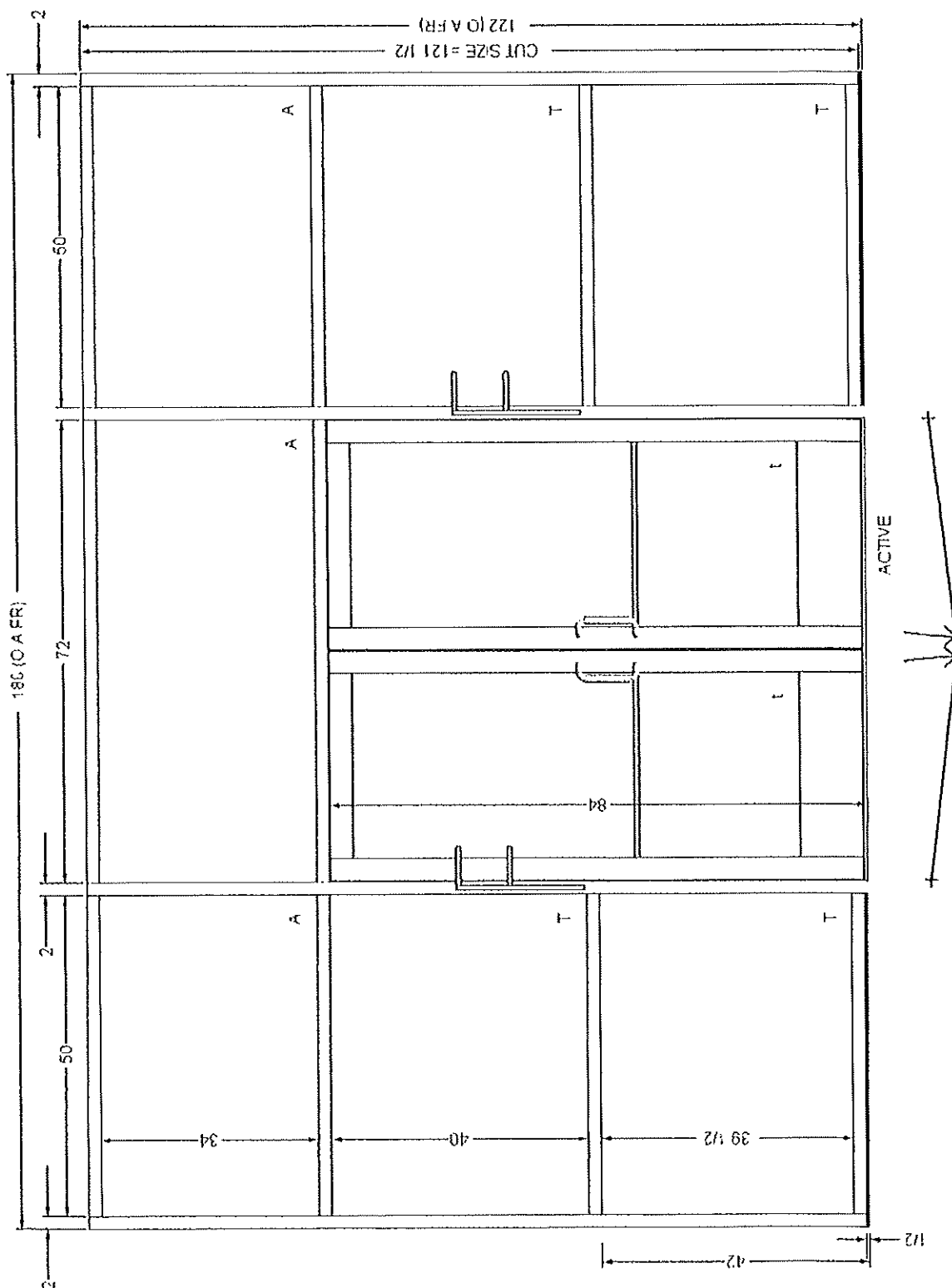
Face Member Color: C2 CLEAR : ANODIZED

Panels: 3

Frame Width: 180

Rows: 2

Frame Height: 122



Report Provided Courtesy of Glazier Studio - 5.0.0.70

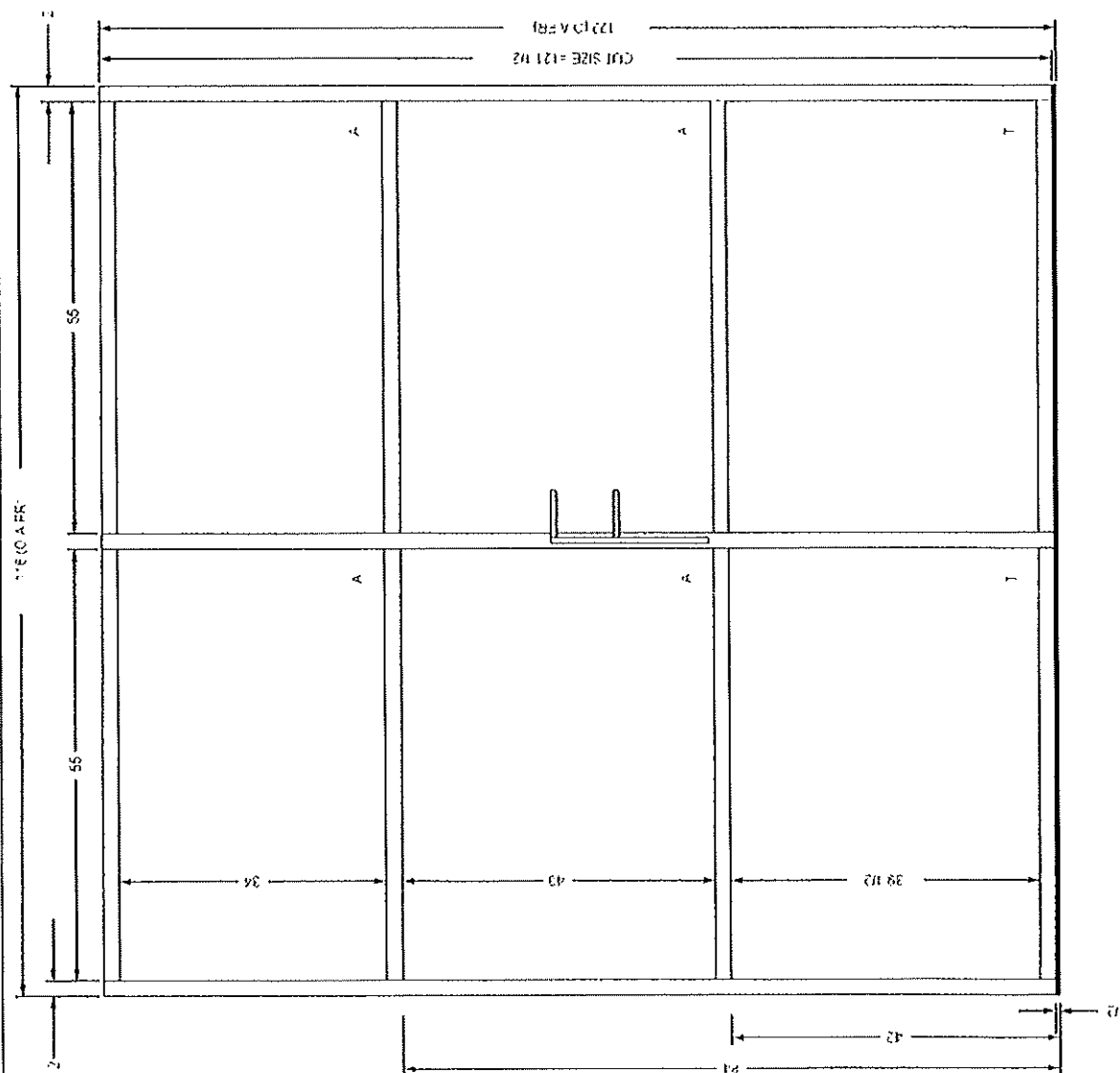
Page: 2 Of 3

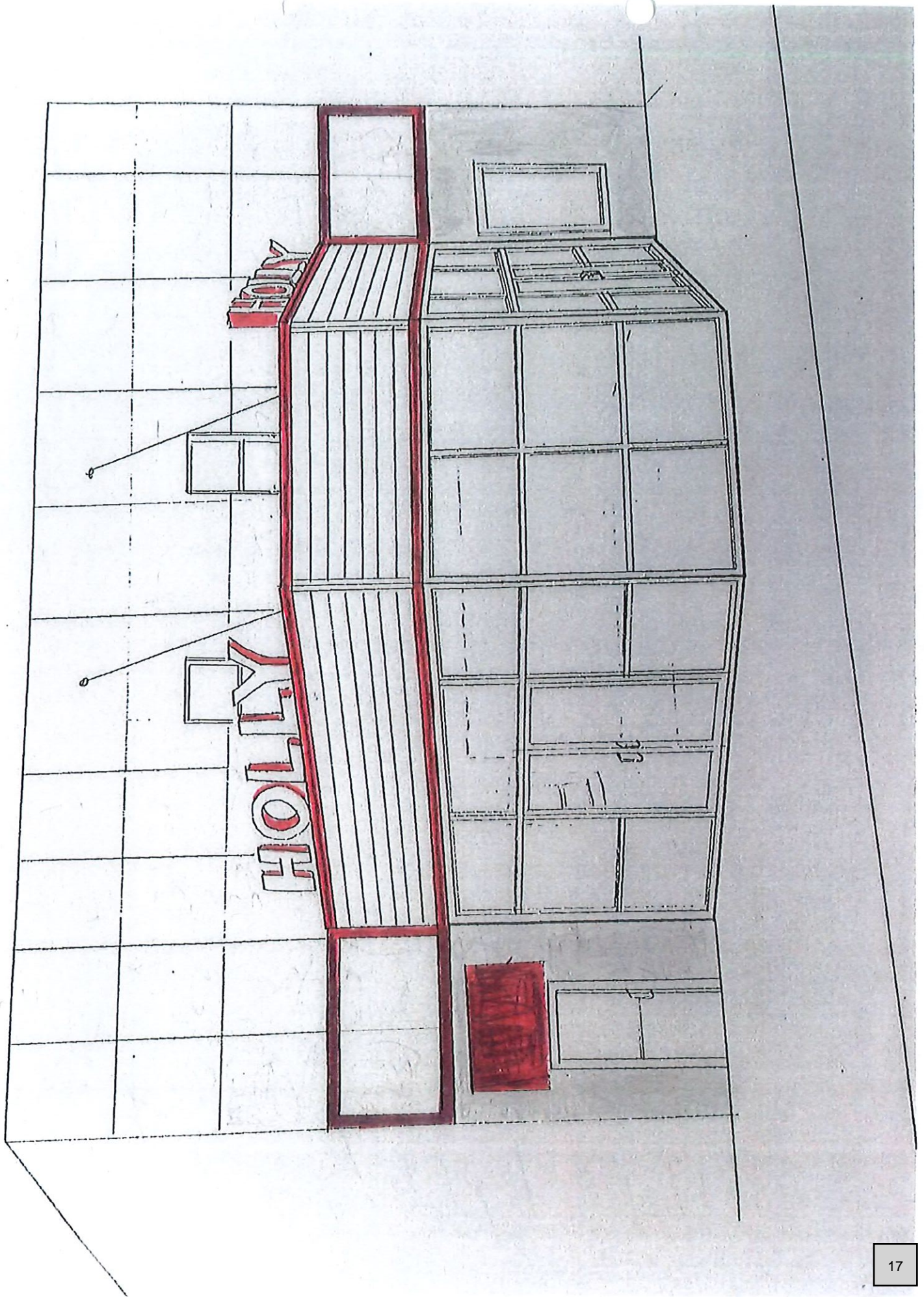
Project Name: HOLLY THEATRE

Frame Set Name: Frame Set 1

Metal Group: FBG T14000 THERMAL NEW SYS SS OG NOT Tested **D/S:** 1

Required: 1 Back Member Color: C2 CLEAR : ANODIZED













Agenda Memo

DATE: 8/11/2025
TITLE: Holly Theater Request for COA
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Sarah Christopher and David Shanahan on behalf of the Holly Theater have requested a Certificate of Appropriateness for the purpose of enclosing the space beneath the theater marquee. The theater is located at 69 W Main Street, Dahlonega, Georgia.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

The City's architectural historian recommends denial.

SUGGESTED MOTIONS

Motion to deny based upon consultant's report when action is to be taken.

ATTACHMENTS

Consultant's report and application with further attachments.
