



CITY OF DAHLONEGA
**Historic Preservation Commission Special
Called Meeting / Public Hearing Agenda**
July 08, 2026, 6:00 PM
Gary McCullough Chambers, Dahlonega City Hall

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. RECESS SPECIAL CALLED MEETING FOR PUBLIC HEARING

IV. PUBLIC HEARING

- (1.) COA 2026-03: Deb Rowe on behalf of Shenanigans Restaurant & Irish Pub has requested a Certificate of Appropriateness for the purpose of replacing the deck and courtyard materials. The property is located at 87 North Chestatee Street (Tax Parcel D11-005).
Allison Martin, City Manager

V. ADJOURN PUBLIC HEARING

VI. RECONVENE SPECIAL CALLED MEETING

VII. OLD BUSINESS

VIII. NEW BUSINESS

- (1.) COA 2026-03: Deb Rowe on behalf of Shenanigans Restaurant & Irish Pub has requested a Certificate of Appropriateness for the purpose of replacing the deck and courtyard materials. The property is located at 87 North Chestatee Street (Tax Parcel D11-005).
Allison Martin, City Manager

IX. ADJOURNMENT



Agenda Memo

DATE: 7/8/2026
TITLE: COA 2026-03
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Select a Priority

AGENDA ITEM DESCRIPTION

COA 2026-03: Deb Rowe on behalf of Shenanigans Restaurant & Irish Pub has requested a Certificate of Appropriateness for the purpose of replacing the deck and courtyard materials. The property is located at 87 North Chestatee Street (Tax Parcel D11-005).

HISTORY/PAST ACTION

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval with conditions

SUGGESTED MOTIONS

Motion to approve COA 2026-03 with the following conditions:

1. The new wood railing and floor decking shall be painted or stained in a color that allows features to "recede".
 2. Small-sized evergreens shall be planted around the deck perimeter to help further screen from street view and soften the transition with the landscape.
 3. The mature tree located at the southwest rear side of the deck shall be protected and retained during this Project.
-

ATTACHMENTS

Application for COA, Drawing of Existing Porch, and Application Review

RECEIVED
MAY 28 2026



Application for a Certificate of Appropriateness (COA)

BY: [Signature]

To the Historic Preservation Commission (HPC) for a proposed change to structures or properties located in the designated historic district which includes the B3 or CBD zone.

Application Requirements:

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

Application Deadline:

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

Application Presentation:

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

Building Permit:

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

Additional Information

Only fill out the second Page if applicable

Office use only:

Date: _____

Project #: _____

Fee paid: _____

Hearing date: _____

CONTACT	Applicant*: <u>Shenanigans Irish Pub</u> Phone #: <u>87 N Chestatee Street</u> <u>Dahlonega GA 30533</u> Mailing Address: _____ <u>(678) 482-0114</u>
PROPERTY AND PROJECT	Property Address: <u>87 N. Chestatee St.</u> Zoning: _____ Tax Parcel: _____ Type of project (check all that apply): New construction <input type="checkbox"/> new building <input type="checkbox"/> addition <input checked="" type="checkbox"/> alteration <input type="checkbox"/> deck <input type="checkbox"/> outbuilding Site changes <input type="checkbox"/> fence <input type="checkbox"/> wall <input type="checkbox"/> driveway <input type="checkbox"/> walkway <input type="checkbox"/> parking <input type="checkbox"/> demolition <input type="checkbox"/> relocation <input checked="" type="checkbox"/> other Proposed starting date: <u>July 12, 2026</u>
AUTHORIZATION	<p>In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to hereby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit. Any and all exterior alterations, improvements, additions, repairs or other changes to any structure or site in the Historical District must be approved by the Historic Commission for compliance with the Historical Commission guidelines. Furthermore, none of the above activities may commence without on site review by the City's building inspector. The owner/ contractor understand and agree to the above and is responsible for compliance with these requirements. The undersigned has read and understands the requirements and agrees that the above constitutes the construction or alteration to be undertaken at the time and that any changes or additions will require another application.</p> <p><u>[Signature]</u> <u>5-28-26</u> Signature Date</p>



The Guidelines are available at City Hall and on the City's website. These guidelines also contain The Secretary of the Interior's standards for the rehabilitation of Historic Buildings.

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

Replace existing surface decking with new five quarters treated wood decking material

Replace deck railing with new wood as well

Replace deck railing pickets with metal wire panels

Replace unlevel courtyard pavers with level wooden decking to match existing

EMAIL

[REDACTED]

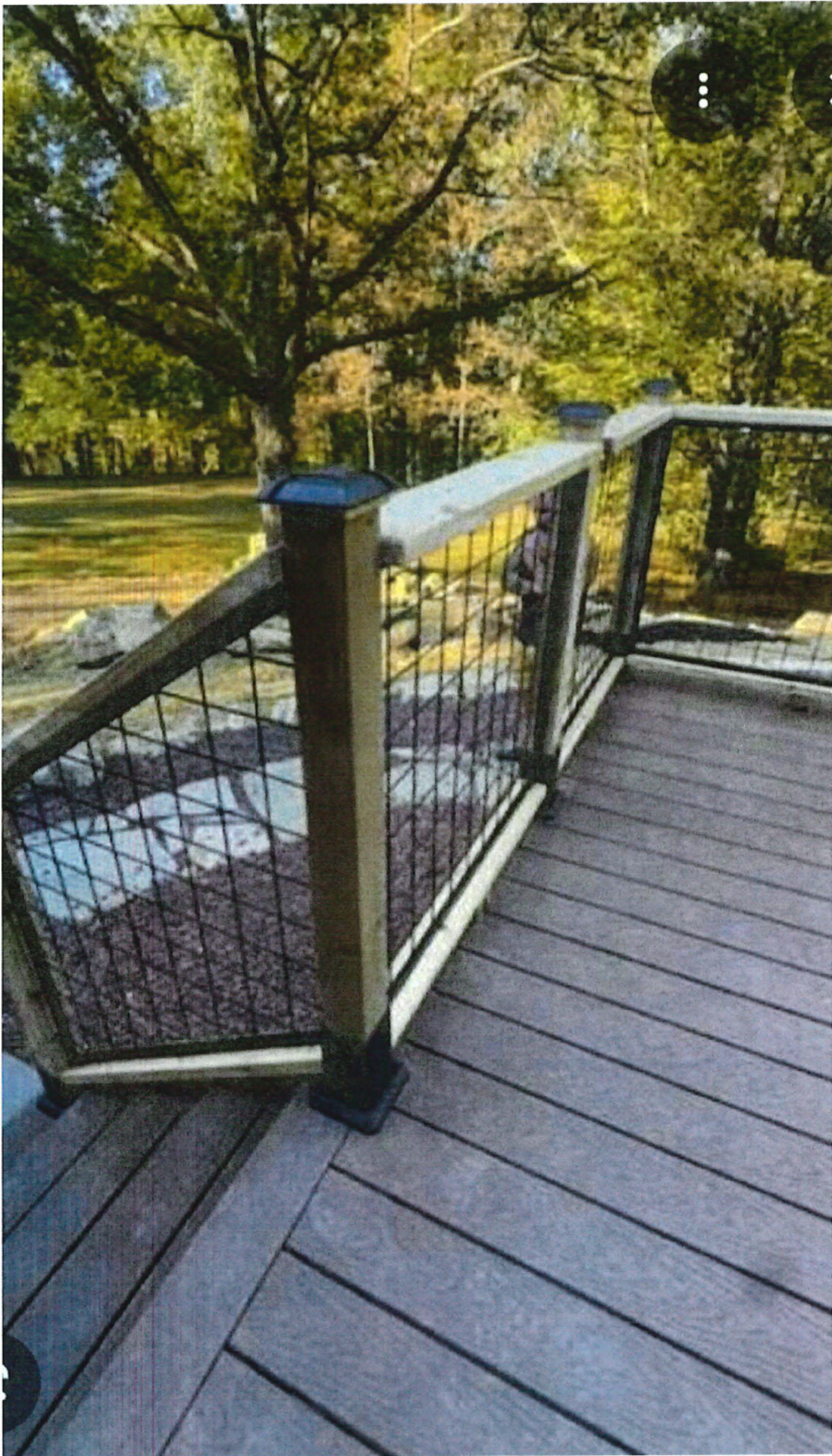
[REDACTED]



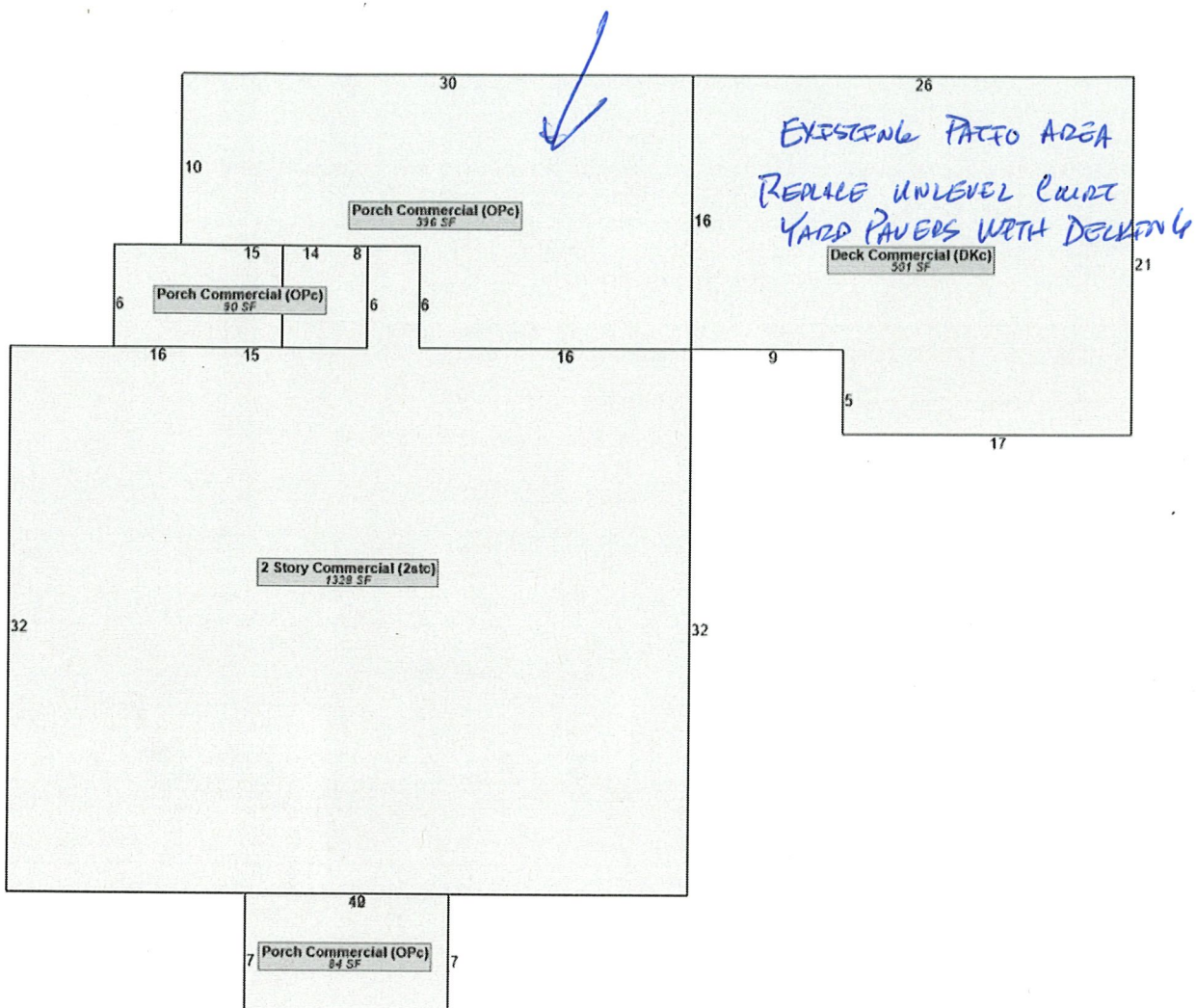








REDUCE EXISTING DECKING & RAILINGS.
ADD METAL WIRE PANELS



**City of Dahlonega Historic Preservation Commission
Certificate of Appropriateness (COA) Application Review***

Property Information: Shenanigans Restaurant & Irish Pub, 87 North Chestatee Street
Zoning: B-3, Historical Business District; Tax Parcel: D11 005
Contributing Property within Hawkins Street Historic District listed
in National Register of Historic Places, 1995

Applicant: Deb Rowe

Project Summary: Approval is requested for the replacement of deck and courtyard materials at Shenanigans Restaurant & Irish Pub, 87 North Chestatee Street.

Date: June 8, 2026

Project Description:

The proposed project consists of the replacement of deck and courtyard materials at Shenanigans Restaurant & Irish Pub, 87 North Chestatee Street. The property consists of a historic two-story house that houses the restaurant and pub, and a nonhistoric deck and courtyard that provide outdoor seating located at the house’s northwest side elevation. The existing deck and courtyard are in an area along the house’s side elevation that is recessed several feet below the street and public sidewalk. Planting areas on top of a concrete retaining wall along the sidewalk partially shield the courtyard and deck from street view. The courtyard is at grade level, is paved with brick pavers, and is fenced with a metal railing along its open sides. The adjacent deck is raised approximately 1’ above grade level and is constructed with wood floor decking and surrounded on three sides with a wood railing of square wood posts, wood balusters (pickets), and a wood top rail.

The project proposes to (1) replace the deck’s existing wood floor decking with new five-quarters treated wood decking, and replace the deck’s wood railing with a new wood railing with metal wire panels instead of wood balusters; and (2) replace the courtyard’s existing brick pavers with wood floor decking, presumably raised slightly above-grade, to match the deck’s new flooring. The courtyard’s existing metal railing will remain in place.

Project Evaluation:

Section 5.3 *Decks* of the *Dahlonega Historic District Design Guidelines* provides guidance to allow the addition of decks to historic buildings in a compatible manner that does not detract from the historic resource.

Guideline 5.3.1 directs applicants to “Locate and construct decks so that the historic nature of the structure and its character-defining features and details are not damaged or obscured. Decks should be installed so they are structurally self-supporting and may be removed in the future without damage to the historic structure.” **The existing deck and courtyard do not damage or obscure the historic nature of the house or its character-defining features and details. They are both structurally independent from the house. The proposed material changes to the deck**

will not change the deck's position adjacent to the house but will only replace its materials. The addition of wood floor decking at the courtyard will also be structurally self-supporting (confirm with the applicant that this is correct) and able to be removed without damage to the historic structure.

Guideline 5.3.3 instructs, "Design decks, associated railings, and steps to reflect the materials, scale, style, and proportions of the building." **The proposed material changes to the deck and courtyard are compatible with the historic house. The replacement wood railing for the deck continues the use of wood, an appropriate material that reflects the wood-framed house. The introduction of metal wire panels within the wood railing will provide better visibility through the deck railing, will be less visually intrusive, and will be a compatible addition. The introduction of wood floor decking over the courtyard uses an appropriate material that is already in place on the existing deck.**

Guideline 5.3.4 states, "In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (e.g. the side of a building), the deck should be treated in a more formal architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck's rails and structural support elements in colors compatible with the colors of the building." **Since the deck and courtyard are placed at the side elevation of the historic house, the new wood railing and floor decking should be painted or stained in a color that allows these features to "recede" and not detract from the house.**

Guidelines 5.3.6 states, "It is not appropriate to introduce a deck if doing so will require removal of a significant building element or site feature such as a porch or a mature tree." **The replacement of materials on the deck and the introduction of wood floor decking over the courtyard will not affect any significant building elements or site features. The mature tree at the southwest rear side of the deck should remain in place.**

Guidelines 5.3.7 states, "It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or the site." **With the deck and courtyard already in place, the addition of wood floor decking over the courtyard will not detract from the house's historic character. Be sure the new floor decking is painted or stained to "recede" from view.**

Guidelines 5.3.8 states, "It is not appropriate to construct a deck that significantly changes the proportion of built area to open space for a specific property." **The replacement of brick pavers with wood floor decking in the courtyard may change the existing amount of impervious surface on the property. This issue should be assessed.**

Guidelines 5.3.9 states, "Railings should be uniform in design to reflect the style and architectural elements of the building." **The use of a wood railing with metal wire panels and wood floor decking are compatible with the wood-framed historic house. The introduction of metal wire panels positively allows for more visibility through the wood railing and less visual intrusion.**

The additional recommendations provided within the guidelines also provide guidance:

Recommended –

Decks should be constructed of decay-resistant wood such as cypress, redwood, or pressure-treated lumber. **The new wood materials will be five-quarters treated lumber.**

Decks should be painted or stained for protection and to make them more compatible with the colors of the historic structure. **See Guideline 5.3.4 above.**

Structural framing should be screened with traditional materials such as lattice, masonry panels, or dense evergreen plantings. **Although the deck and courtyard decking are only slightly above grade, additional small-size evergreen plantings around their perimeters may help further screen the decks from street view and soften the transition with the landscape.**

Not Recommended –

Locations that are visible from the street or that would diminish architectural elements or significant site features such as mature trees. **While the deck and courtyard are visible from the street because of their side-elevation location, these features may “recede” from view with the use of an appropriate paint or stain and with plantings so as not to detract from the historic house.**

Use of balustrades and other architectural elements that exactly copy elements of the historic building. **The wood railing with metal wire panels does not copy the house’s architectural elements but is compatible with the historic house. (In the 1995 NR nomination (photo 3), the house’s front porch has wrought-iron porch supports and railings, indicating that the porch’s original supports had been replaced by that time. By 2019, based on Google Maps street view, the porch’s existing wood posts and railings had been added.)**

Therefore, the proposed replacement of materials for the existing deck and the introduction of decking materials over the existing courtyard meet the historic district’s design guidelines.

Use of the historic district’s design guidelines to make this determination is supported in Section 109-22 (f)(3) of the City of Dahlonga’s *Historic Preservation Ordinance* which states that the Historic Preservation Commission, in approving or rejecting a COA application, shall consider applicable standards for rehabilitation in the Secretary of the Interior’s standards for historic preservation projects, any design guidelines the commission may adopt, other factors the commission deems pertinent, and other specific criteria depending on the type of action proposed.

The E. W. Strickland House that houses Shenanigans Restaurant & Irish Pub is a contributing property within the Hawkins Street Historic District, listed in the National Register of Historic Places (NRHP) in 1995. Constructed c.1882, the house is recognized as an example of a Georgian House type with a classical design influence.

Recommendation:

Based on the project evaluation, it is recommended that the application be approved, with the following stipulations:

- The new wood railing and floor decking should be painted or stained in a color that allows these features to “recede.”
- Plant additional small-size evergreen plantings around their perimeters to help further screen the decks from street view and soften the transition with the landscape.
- Protect and retain the mature tree at the southwest rear side of the deck.

*Reviewed by WLA Studio based on materials received from the applicant at the time of review. New information from the applicant and/or a site visit to the subject property may amend the recommendation.



Agenda Memo

DATE: 7/8/2026
TITLE: COA 2026-03
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Select a Priority

AGENDA ITEM DESCRIPTION

COA 2026-03: Deb Rowe on behalf of Shenanigans Restaurant & Irish Pub has requested a Certificate of Appropriateness for the purpose of replacing the deck and courtyard materials. The property is located at 87 North Chestatee Street (Tax Parcel D11-005).

HISTORY/PAST ACTION

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval with conditions

SUGGESTED MOTIONS

Motion to approve COA 2026-03 with the following conditions:

1. The new wood railing and floor decking shall be painted or stained in a color that allows features to "recede".
 2. Small-sized evergreens shall be planted around the deck perimeter to help further screen from street view and soften the transition with the landscape.
 3. The mature tree located at the southwest rear side of the deck shall be protected and retained during this Project.
-

ATTACHMENTS

Application for COA, Drawing of Existing Porch, and Application Review

RECEIVED
MAY 28 2026



Application for a Certificate of Appropriateness (COA)

BY: [Signature]

To the Historic Preservation Commission (HPC) for a proposed change to structures or properties located in the designated historic district which includes the B3 or CBD zone.

Application Requirements:

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

Application Deadline:

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

Application Presentation:

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

Building Permit:

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

Additional Information

Only fill out the second Page if applicable

Office use only:

Date: _____

Project #: _____

Fee paid: _____

Hearing date: _____

CONTACT	<p>Applicant*: <u>Shenanigans Irish Pub</u></p> <p>Phone #: <u>87 N Chestatee Street</u></p> <p>Mailing Address: <u>Dahlonega GA 30533</u></p> <p><u>(678) 482-0114</u></p>
PROPERTY AND PROJECT	<p>Property Address: <u>87 N. Chestatee St.</u></p> <p>Zoning: _____ Tax Parcel: _____</p> <p>Type of project (check all that apply):</p> <p>New construction</p> <p><input type="checkbox"/> new building <input type="checkbox"/> addition <input checked="" type="checkbox"/> alteration <input type="checkbox"/> deck <input type="checkbox"/> outbuilding</p> <p>Site changes</p> <p><input type="checkbox"/> fence <input type="checkbox"/> wall <input type="checkbox"/> driveway <input type="checkbox"/> walkway <input type="checkbox"/> parking <input type="checkbox"/> demolition</p> <p><input type="checkbox"/> relocation <input checked="" type="checkbox"/> other</p> <p>Proposed starting date: <u>July 12, 2026</u></p>
AUTHORIZATION	<p>In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to hereby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit. Any and all exterior alterations, improvements, additions, repairs or other changes to any structure or site in the Historical District must be approved by the Historic Commission for compliance with the Historical Commission guidelines. Furthermore, none of the above activities may commence without on site review by the City's building inspector. The owner/ contractor understand and agree to the above and is responsible for compliance with these requirements. The undersigned has read and understands the requirements and agrees that the above constitutes the construction or alteration to be undertaken at the time and that any changes or additions will require another application.</p> <p><u>[Signature]</u> <u>5-28-26</u></p> <p>Signature Date</p>



The Guidelines are available at City Hall and on the City's website. These guidelines also contain The Secretary of the Interior's standards for the rehabilitation of Historic Buildings.

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

Replace existing surface decking with new five quarters treated wood decking material

Replace deck railing with new wood as well

Replace deck railing pickets with metal wire panels

Replace unlevel courtyard pavers with level wooden decking to match existing

EMAIL

[REDACTED]

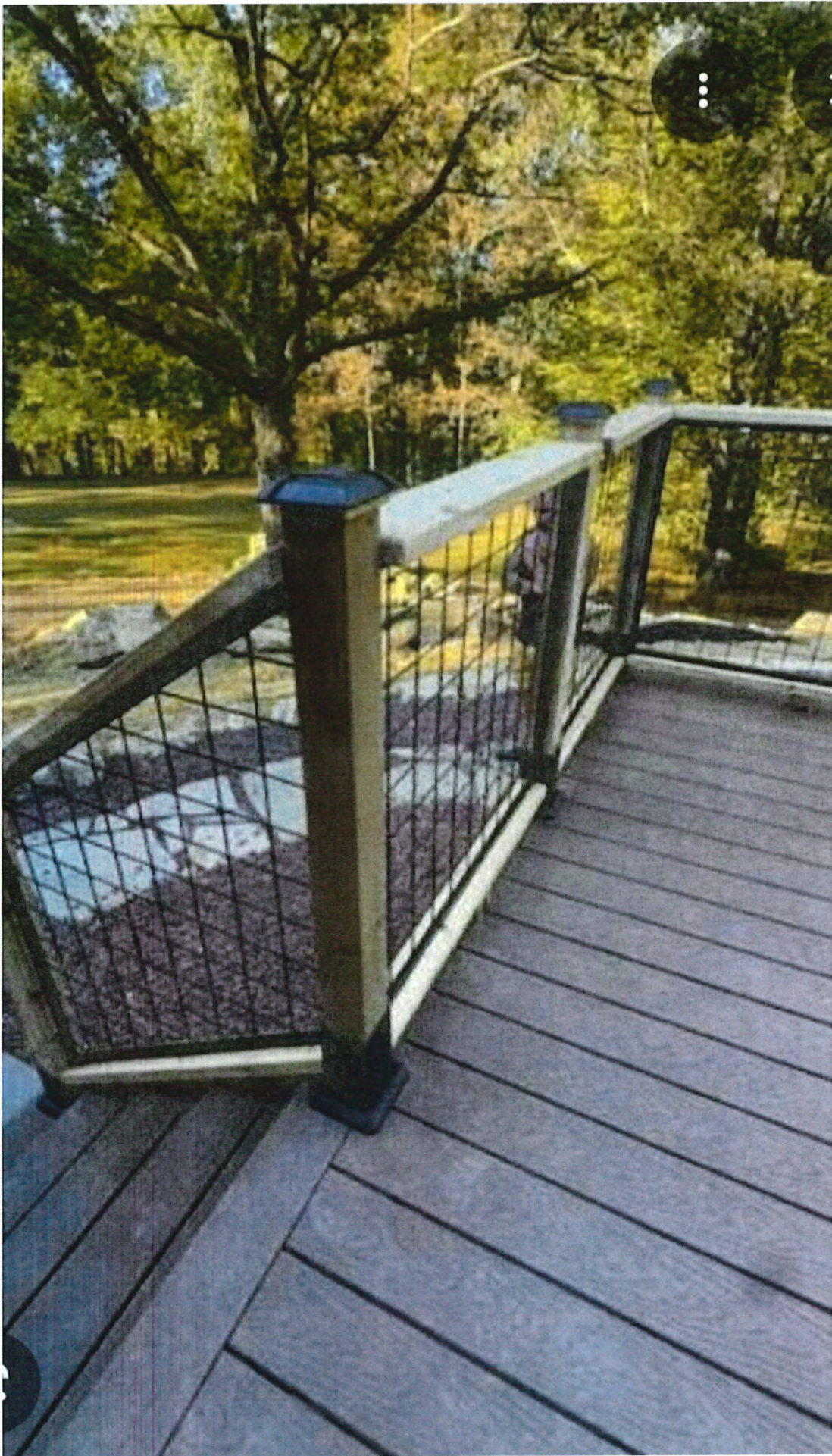
[REDACTED]



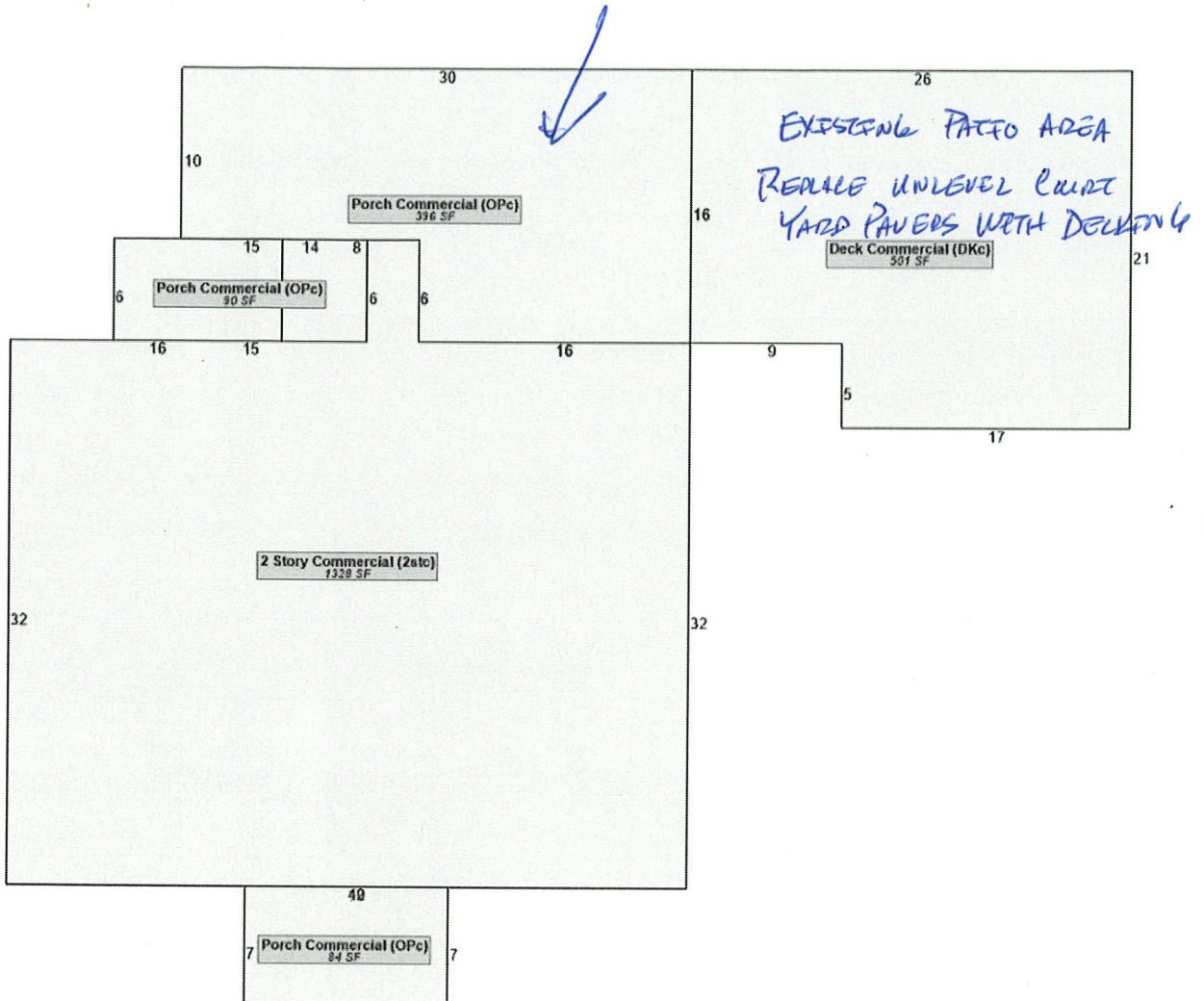








REDUCE EXISTING DECKING & RAILINGS.
ADD METAL WIRE PANELS



**City of Dahlonega Historic Preservation Commission
Certificate of Appropriateness (COA) Application Review***

Property Information: Shenanigans Restaurant & Irish Pub, 87 North Chestatee Street
Zoning: B-3, Historical Business District; Tax Parcel: D11 005
Contributing Property within Hawkins Street Historic District listed
in National Register of Historic Places, 1995

Applicant: Deb Rowe

Project Summary: Approval is requested for the replacement of deck and courtyard materials at Shenanigans Restaurant & Irish Pub, 87 North Chestatee Street.

Date: June 8, 2026

Project Description:

The proposed project consists of the replacement of deck and courtyard materials at Shenanigans Restaurant & Irish Pub, 87 North Chestatee Street. The property consists of a historic two-story house that houses the restaurant and pub, and a nonhistoric deck and courtyard that provide outdoor seating located at the house’s northwest side elevation. The existing deck and courtyard are in an area along the house’s side elevation that is recessed several feet below the street and public sidewalk. Planting areas on top of a concrete retaining wall along the sidewalk partially shield the courtyard and deck from street view. The courtyard is at grade level, is paved with brick pavers, and is fenced with a metal railing along its open sides. The adjacent deck is raised approximately 1’ above grade level and is constructed with wood floor decking and surrounded on three sides with a wood railing of square wood posts, wood balusters (pickets), and a wood top rail.

The project proposes to (1) replace the deck’s existing wood floor decking with new five-quarters treated wood decking, and replace the deck’s wood railing with a new wood railing with metal wire panels instead of wood balusters; and (2) replace the courtyard’s existing brick pavers with wood floor decking, presumably raised slightly above-grade, to match the deck’s new flooring. The courtyard’s existing metal railing will remain in place.

Project Evaluation:

Section 5.3 *Decks* of the *Dahlonega Historic District Design Guidelines* provides guidance to allow the addition of decks to historic buildings in a compatible manner that does not detract from the historic resource.

Guideline 5.3.1 directs applicants to “Locate and construct decks so that the historic nature of the structure and its character-defining features and details are not damaged or obscured. Decks should be installed so they are structurally self-supporting and may be removed in the future without damage to the historic structure.” **The existing deck and courtyard do not damage or obscure the historic nature of the house or its character-defining features and details. They are both structurally independent from the house. The proposed material changes to the deck**

will not change the deck's position adjacent to the house but will only replace its materials. The addition of wood floor decking at the courtyard will also be structurally self-supporting (confirm with the applicant that this is correct) and able to be removed without damage to the historic structure.

Guideline 5.3.3 instructs, "Design decks, associated railings, and steps to reflect the materials, scale, style, and proportions of the building." **The proposed material changes to the deck and courtyard are compatible with the historic house. The replacement wood railing for the deck continues the use of wood, an appropriate material that reflects the wood-framed house. The introduction of metal wire panels within the wood railing will provide better visibility through the deck railing, will be less visually intrusive, and will be a compatible addition. The introduction of wood floor decking over the courtyard uses an appropriate material that is already in place on the existing deck.**

Guideline 5.3.4 states, "In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (e.g. the side of a building), the deck should be treated in a more formal architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck's rails and structural support elements in colors compatible with the colors of the building." **Since the deck and courtyard are placed at the side elevation of the historic house, the new wood railing and floor decking should be painted or stained in a color that allows these features to "recede" and not detract from the house.**

Guidelines 5.3.6 states, "It is not appropriate to introduce a deck if doing so will require removal of a significant building element or site feature such as a porch or a mature tree." **The replacement of materials on the deck and the introduction of wood floor decking over the courtyard will not affect any significant building elements or site features. The mature tree at the southwest rear side of the deck should remain in place.**

Guidelines 5.3.7 states, "It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or the site." **With the deck and courtyard already in place, the addition of wood floor decking over the courtyard will not detract from the house's historic character. Be sure the new floor decking is painted or stained to "recede" from view.**

Guidelines 5.3.8 states, "It is not appropriate to construct a deck that significantly changes the proportion of built area to open space for a specific property." **The replacement of brick pavers with wood floor decking in the courtyard may change the existing amount of impervious surface on the property. This issue should be assessed.**

Guidelines 5.3.9 states, "Railings should be uniform in design to reflect the style and architectural elements of the building." **The use of a wood railing with metal wire panels and wood floor decking are compatible with the wood-framed historic house. The introduction of metal wire panels positively allows for more visibility through the wood railing and less visual intrusion.**

The additional recommendations provided within the guidelines also provide guidance:

Recommended –

Decks should be constructed of decay-resistant wood such as cypress, redwood, or pressure-treated lumber. **The new wood materials will be five-quarters treated lumber.**

Decks should be painted or stained for protection and to make them more compatible with the colors of the historic structure. **See Guideline 5.3.4 above.**

Structural framing should be screened with traditional materials such as lattice, masonry panels, or dense evergreen plantings. **Although the deck and courtyard decking are only slightly above grade, additional small-size evergreen plantings around their perimeters may help further screen the decks from street view and soften the transition with the landscape.**

Not Recommended –

Locations that are visible from the street or that would diminish architectural elements or significant site features such as mature trees. **While the deck and courtyard are visible from the street because of their side-elevation location, these features may “recede” from view with the use of an appropriate paint or stain and with plantings so as not to detract from the historic house.**

Use of balustrades and other architectural elements that exactly copy elements of the historic building. **The wood railing with metal wire panels does not copy the house’s architectural elements but is compatible with the historic house. (In the 1995 NR nomination (photo 3), the house’s front porch has wrought-iron porch supports and railings, indicating that the porch’s original supports had been replaced by that time. By 2019, based on Google Maps street view, the porch’s existing wood posts and railings had been added.)**

Therefore, the proposed replacement of materials for the existing deck and the introduction of decking materials over the existing courtyard meet the historic district’s design guidelines.

Use of the historic district’s design guidelines to make this determination is supported in Section 109-22 (f)(3) of the City of Dahlonaga’s *Historic Preservation Ordinance* which states that the Historic Preservation Commission, in approving or rejecting a COA application, shall consider applicable standards for rehabilitation in the Secretary of the Interior’s standards for historic preservation projects, any design guidelines the commission may adopt, other factors the commission deems pertinent, and other specific criteria depending on the type of action proposed.

The E. W. Strickland House that houses Shenanigans Restaurant & Irish Pub is a contributing property within the Hawkins Street Historic District, listed in the National Register of Historic Places (NRHP) in 1995. Constructed c.1882, the house is recognized as an example of a Georgian House type with a classical design influence.

Recommendation:

Based on the project evaluation, it is recommended that the application be approved, with the following stipulations:

- The new wood railing and floor decking should be painted or stained in a color that allows these features to “recede.”
- Plant additional small-size evergreen plantings around their perimeters to help further screen the decks from street view and soften the transition with the landscape.
- Protect and retain the mature tree at the southwest rear side of the deck.

*Reviewed by WLA Studio based on materials received from the applicant at the time of review. New information from the applicant and/or a site visit to the subject property may amend the recommendation.