



# 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

- [1.](#) Historic Preservation Commission Work Session Meeting Minutes - March 13, 2024  
Sarah Waters, Assistant City Clerk
- [2.](#) Historic Preservation Commission Meeting Minutes - March 25, 2024  
Sarah Waters, Assistant City Clerk
- [3.](#) Historic Preservation Commission Work Session Meeting Minutes - June 12, 2024  
Sarah Waters, Assistant City Clerk
- [4.](#) Historic Preservation Commission Meeting Minutes - June 24, 2024  
Sarah Waters, Assistant City Clerk
- [5.](#) Historic Preservation Commission Work Session Meeting Minutes - August 14, 2024  
Sarah Waters, Assistant City Clerk
- [6.](#) Special Called Historic Preservation Commission - August 14, 2024  
Sarah Waters, Assistant City Clerk
- [7.](#) Historic Preservation Commission Meeting Minutes - August 26, 2024  
Sarah Waters, Assistant City Clerk
- [8.](#) Historic Preservation Commission Special Called Work Session Meeting Minutes - August 26, 2024  
Sarah Waters, Assistant City Clerk
- [9.](#) Historic Preservation Commission Work Session Meeting Minutes - October 10, 2024  
Sarah Waters, Assistant City Clerk

### 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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# CITY OF DAHLONEGA

## Historic Preservation Commission Work Session Minutes

March 13, 2024, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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### CALL TO ORDER

Chairperson Mirakovits called the Historic Preservation Commission Work Session to order on March 13th, 2024, at 6:04 PM.

### PRESENT

Chairperson Ellen Mirakovits  
Commission Member Ivana Pelnar-Zaiko  
Commission Member Janet Barger  
Commission Member Jim Bergen

### ABSENT

Commission Member Doby McCluskey

### NEW BUSINESS

1. COA-24-1 for 7 Pie Pizzeria at 40 Grove Street North. The applicant has proposed the addition of a 204 sq. ft. walk-in cooler, material changes in appearance, exterior architectural modifications, and repainting of the exterior facade.

The commission recommends that the wood cladding of the front façade proposed for the front be brought down horizontally to the rest of the front of the building.

The commission also recommends putting four barn light fixtures on the front to give it the appropriate historical aesthetic to follow the rest of the town's aesthetic.

The commission recommends following the landscaping shown in the exterior elevation. They stated that the landscaping is not addressed in the packet and strongly recommend doing the landscape as pictured in Figure 3.

The commission also recommended keeping the barn door and matching windows as stated in the packet.

City Manager Martin discussed future projects that will be brought forward and training opportunities.

### ADJOURNMENT

Chairperson Mirakovits adjourned the meeting at 7:10 PM.



# CITY OF DAHLONEGA

## Historic Preservation Commission Minutes

March 25, 2024, 6:00 PM  
City Hall - Mayor McCullough Council Chamber

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### CALL TO ORDER

Chairperson Mirakovits called the meeting to order at 6:00 pm.

### PRESENT

Chairperson Ellen Mirakovits  
Commission Member Ivana Pelnar-Zaiko  
Commission Member Janet Barger  
Commission Member Jim Bergen

Chairperson Mirakovits thanked everyone for attending the duly advertised public hearing for the Certificate of Appropriateness COA-24-1. An application has been made to the Historic Preservation Commission by Josh Parker on behalf of Grove Street Properties LLC, representing 7 Pie Pizzeria, located at 40 Grove Street N, Dahlonega, GA, for modification as listed in the application. As required in the City of Dahlonega Code of Ordinances and the Historic Preservation Guidelines, we will hear from the city staff, the applicant, and anyone who wishes to speak for or against this application. At the close of the public comments, the applicant will have an opportunity for rebuttal, and HPC will ask questions of the applicant related to the project. The public hearing will be closed, and the commission will return to the regular meeting to discuss and make a decision.

### MINUTES FOR APPROVAL

1. Historic Preservation Commission Work Session Meeting Minutes - October 11, 2023, Mary Csukas, City Clerk
2. Historic Preservation Commission Work Session Minutes - March 13, 2024, Sarah Hunsinger, Assistant City Clerk

Chairperson Mirakovits called for a discussion of the proposed Meeting Minutes for the HPC Work Session on October 11, 2023, and March 13, 2023.

The HPC Commission discussed name corrections to the October 11, 2023, meeting minutes for Ivana Pelnar-Zaiko, Sharon Thomason, and Jim Bergen.

Chairperson Mirakovits called for a motion to approve the presented work session minutes.

Commission Member Pelnar-Zaiko called for a motion to approve the work session minutes as presented with the name corrections. Voting Yea: Chairperson Mirakovits, Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

## PUBLIC HEARING

3. COA-24-1 for 7 Pie Pizzeria at 40 Grove Street North. The applicant has proposed the addition of a 204 sq. ft. walk-in cooler, material changes in appearance, exterior architectural modifications, and repainting of the exterior facade.

Chairperson Mirakovits called Zachary Lloyd, a CPL representative, forward to represent the city.

Mr. Lloyd informed the Commission that we are here to discuss COA-24-1. The request involves material changes in appearance, exterior architectural modification, and a structural addition to the building at 40 Grove Street N, located in the Central Business District, which the zoning ordinance dedicates as a Historic District.

### **Nature of Request:**

#### Material Changes in Appearance and Exterior Architectural Modifications

- Sanding and refinishing of patio with a neutral wood stain.
- Replacement of metal barn door with roll-up garage door.
- Three new windows by the patio of custom fabrication to match existing windows.
- Wood cladding of the front façade above the awning.

#### Structural Addition

- A 204-square-foot walk-in cooler at the rear of the building is to be painted to match the existing structure.

Note: The applicant has also proposed repainting the exterior façade of the existing building. However, exterior repainting is outside the scope of consideration per local and state guidelines.

### **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 before any material change of appearance for any building within a designated Historic District.

The Lumpkin County Board of Assessors indicates that the building was constructed in 1978. The submitted site plan corresponds with the recorded footprint of the building. The structure was previously used by the Lumpkin County Farmer's Association and for retail activities.

In reference 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:

The applicant has proposed replacing the metal barn door at the side of the building, which provides access from the interior to the patio. A roll-up garage door will be installed in its place. The rendered door has a transparent, paneled surface, which is not a common style in the vicinity. This change may impact the door's functionality.

#### **Recommendations:**

In their work session on March 13, 2024, the Historic Preservation Commissioners made the following *unofficial* recommendations:

City Staff recommend approval of COA-24-1, as the proposed changes maintain reasonable consistency with the character of other retail buildings in the vicinity.

Chairperson Mirakovits opened the floor to Mr. Josh Parker, the 7 Pie Pizzeria Group representative.

Mr. Parker reiterated the historical findings of Mr. Llyod of this 3,000 square foot building to house a pizzeria restaurant. The exterior changes include roll-up doors in the patio area to allow more natural light, specifically wood cladding on the front facade over the awing area, as the area below is mostly windows in the porch area. Paint, power wash, and clean the outside of the building. The paint will be the neutral color shown in our rendering. Relandscape the area. The proposed addition will be in the back area, with a new block enclosure and cooler to match the color of the building.

Chairperson Mirakovits opened the hearing to the public for comments

Catherine Ariemma spoke in favor of the COA

Johnny Ariemma spoke in favor of the COA, a favorable company in charge of the restaurant.

Jim Gribbon spoke in favor of the COA but would like to see some changes to the location of the pole sign.

No comments were made in opposition of COA-24-1

Chairperson Mirakovits opened the floor to the applicant for rebuttal.

Mr. Parker addressed the pole sign and informed the commission that modifications to shorten it in its current location with a landscaping bed to defuse the stark white pole are an option. However, it is located on a DOT right of way, so relocating the pole sign is not an option. We plan to place a building sign above the awning for a locator.

Mr. Parker informed Commissioner Barger that the pizzeria is not a franchise. While modification to the pole sign is not required or allowed under the Historical Commission guidelines, as we read the guidelines, our group is not opposed to making modifications if we are given some grace to do so.

Commissioner Bergen recommends wood cladding on the entirety of the front facade of the building.

Commissioner Barger recommends barn lighting on the front of the building. Mr. Parker stated that we are not opposed to the barn lighting and will keep our lighting consistent with the commission's recommendations.

Commissioner Pelnar-Zaiko recommends barn lighting as the first option, followed by something similar to the existing lights and, finally, the modern light in the COA.

Chairperson Mirakovits stated that the windows in place would not interfere with the wood cladding on the entirety of the front of the building. The wood look would bring the co-op feel back to the building.

Chairperson Mirakovits closed the Public Hearing and reentered the HPC meeting.

The Commission discussed the comments by Mr. Lloyd and Mr. Parker and public comments amongst themselves.

Chairperson Mirakovits restated that the commission is thrilled that the building is receiving much-needed attention. For clarification, the HPC has limited guidelines on signage, as the city staff would work with the applicant on this issue.

Chairperson Mirakovits called for a motion to approve the COA-24-1.

Commission Member Barger made a motion to approve the COA-24-1 with the following modifications:

- We strongly request that the four light fixtures be affixed to the front of the building in the barn light style. If that is not feasible, something similar to what is already there should be used instead of the modern look.
- We recommend planters in front of the side porch with flowers and shrubbery to beautify the area.
- We recommend wood cladding the entire front. We understand that putting wood cladding above the awing area is an improvement.

Motion made by Commission Member Barger, Seconded by Commission Member Bergen.

Voting Yea: Chairperson Mirakovits, Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

## ADJOURNMENT

Chairperson Mirakovits adjourned the HPC meeting at 6:38 pm

Voting Yea: Chairperson Mirakovits, Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ Jim Bergen, Chairperson

Attest: \_\_\_\_\_ Sarah Waters, Asst. City Clerk.



# CITY OF DAHLONEGA

## Historic Preservation Commission Work Session Minutes

June 12, 2024, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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### CALL TO ORDER

City Manager Martin stated that the members present for the meeting decided to hear the grant for the Carriage House Conceptual Plan Grant Opportunity as well as the Sunrise Rotary Clock Donation as they are both time-sensitive. No action will be taken at this meeting, and the other items will roll over to the regular meeting. The meeting started at 6:00 P.M.

### PRESENT

Commission Member Ivana Pelnar-Zaiko  
Commission Member Jim Bergen

### ABSENT

Chairperson Ellen Mirakovits  
Commission Member Janet Barger

### MINUTES FOR APPROVAL

#### OLD BUSINESS

1. COA - CASES FOR APPROPRIATENESS

#### NEW BUSINESS

2. COA - CASES FOR APPROPRIATENESS  
There was nothing discussed.
3. DESIGN AND REVIEW OF PROJECTS  
There was nothing discussed.
4. COA-24-2 - MBVMGO, LLC DBA UNDERGROUND  
Zachary Lloyd, CPL  
Strategic Priority - Communication  
There was nothing discussed.
5. Dahlonega Sunrise Rotary Clock Donation  
Allison Martin, City Manager  
Strategic Priority - Communication



City Manager Martin reviewed the details of the Dahlonga Sunrise Rotary Clock Donation.

There was no discussion over this topic.

6. Carriage House Conceptual Plan and Grant Opportunity

Allison Martin and Property Owner

Strategic Priority - Communication

City Manager Martin informed the group that the Carriage House has a new owner who intends to apply for a small business loan. As part of this application, they require a letter of support from the Mayor. Downtown Development Authority Director Alexander and Mrs. Martin have already discussed this matter with the Mayor. The Mayor wanted the Historic Preservation Committee to review the project first to ensure its compliance with preservation guidelines. Tonight, they are presenting this information for review.

City Manager Martin then invited the owner of the Carriage House to address the meeting.

The Carriage House owner presented the detailed plans to the Commission Members.

Commission Members raised questions regarding property lines.

Commission Member Bergen recommended installing a sidewalk railing for safety.

Commission Member Zaiko inquired about the parking logistics and the required spaces for a restaurant.

## ADJOURNMENT

City Manager Martin stated that the meeting ended at 6:57 P.M.

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CITY OF DAHLONEGA  
Historic Preservation Commission Minutes  
June 24, 2024, 6:00 PM  
City Hall - Mayor McCullough Council Chamber

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#### CALL TO ORDER

Chairperson Ellen Mirakovits called the meeting to order at 6:01 P.M.

#### PRESENT

Chairperson Ellen Mirakovits  
Commission Member Ivana Pelnar-Zaiko  
Commission Member Janet Barger  
Commission Member Jim Bergen

#### MINUTES FOR APPROVAL

Chairperson Mirakovits requested an amendment to the agenda to include an update on two ordinances at the end of the meeting.

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

1. Historic Preservation Commission - Meeting Minutes March 25, 2024  
Mary Csukas, City Clerk  
Approval of minutes with the correction of a misspelling; "Gove" should be Grove on in section 3 second paragraph.  
Motion made by Commission Member Barger, Seconded by Commission Member Bergen.  
Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

#### OLD BUSINESS

2. COA CASES FOR APPROPRIATENESS  
There was no old business discussed.

#### NEW BUSINESS

3. COA - CASES FOR APPROPRIATENESS
4. DESIGN AND REVIEW OF PROJECTS

5. COA-24-2 - MBVMGO, LLC DBA UNDERGROUND

(COA-24-2) Brett Melanson, on behalf of Lisa Pizzolato, has applied for a certificate of appropriateness for the structural addition of a covered patio and exterior architectural modifications at 16 Public Square South, Dahlonega, GA 30533 (D11-097).

Zachary Lloyd, CPL

Chairperson Mirakovits explained that since there was no quorum at the last work session of the Historic Preservation Commission, this item has not previously been discussed. She explained to the audience that the Commissioners would hear from staff and the applicant, take public comments, and then deliberate on the matter before a decision would be made. She asked for everyone's understanding since this is not the normal meeting process.

Zachary Lloyd, with the firm CPL, representing the City of Dahlonega, reviewed the application and staff report for the HPC and those present at the meeting.

Chairperson Mirakovits asked the applicant, Brett Melanson, to speak on his project. Mr. Melanson said the staff report was correct except the concrete below the garage doors will not be removed. The garage doors are decorative only. He then asked the building owner, Lisa Pizzolato, to speak further about the project. The owner shared photos of the building to the Commission members dating back to 1946 when the building was used as a Ford dealership.

Renderings of the prior COA approval for this property were given to the HPC for review. The owner previously worked with Joel Cordel when this facility was last brought to the HPC, and the concept was approved. Ms. Pizzolato reviewed all the changes and shared.

Chairperson Mirakovits asked those in attendance if anyone wished to speak for or against the project.

Darlene Simpson, a resident of Dahlonega is excited to see this concept since blocking of Gold Steeple. She's glad to see the vision of keeping our town the way it is with some enhancements.

No one spoke in opposition to the project.

Mr. Melanson next provided background information about himself and his family. He stated this project is more than a restaurant; events can be held there, and he has future plans for panels to enclose the space.

Mr. Melanson stated the fence around the patio area installed by the last tenant was removed as it was a hazard. His family is investing on the inside of the structure in improvements and uncovering the historic windows which were covered from the inside with panels. Mr. Melanson has a fifteen-year lease on the building.

Lisa Pizzolato said that she had many people who wanted to come to the square and open for a restaurant and she was glad when Bret came and made an offer as she wanted to keep this local.

The HPC, having no quorum or discussion at the work session on this item, deliberated on the application before them.

After a short period of deliberation, the Commission members had some follow-up questions for the applicant.

Ivana Pelnar-Zaiko stated that the garage doors/windows going back to original intent of building but will be masked by the new proposed structure. She felt the applicant should address this in the plans. Mr. Melanson responded that the new structure will not obstruct the windows when at walking/car level. The structure will

be modified to not block the windows. Don't want to spend thousands of dollars on plans until he has HPC approval.

Jim Bergen had no questions on doors or windows. He stated that he felt it was good to leave the concrete under the windows but said he did not think it was original to the structure. Mr. Melanson said that the new doors are not going to the ground; concrete will remain as there is a water issue with drainage. Lisa Pizzolato, owner, clarified that there is no water issue with the building. She said the issue is with Choice Street due to a manhole installed around 2018. She further stated the manhole going to the parking deck is the one that backs up and causes a water issue at their building. Mr. Melanson stated that he wants to make it look like the old Ford dealership. There were concerns with the heat from the windows from the Commission members and Mr. Melanson stated that the windows will be tinted with a material that will not impact the look but will reflect the heat.

Janet Barger had no questions regarding doors and windows.

Ivana expressed some concerns with the wooden patio cover. She said the structure looks massive and not like anything else in town. She feels the roof pitch is off. The historic commission guidelines say new construction should be compatible with existing buildings on the same street and buildings in general. This is a conceptual plan only and the applicant notes that other buildings have similar pitches in the area.

Chairperson Ellen Mirakovits said that Dahlonga Historic District Design Guidelines section 5.1.4 discusses scale. The sense of scale of the proposed wooden structure was discussed with the applicant as no more than 75% of the lot should be covered. The Commission members feel the scale is wrong for the site. Mr. Melanson points to page 11 of the packet and notes that egress and emergency access requirements must be met and his desire is to make sure patrons are sheltered from the elements. The Commission next discusses the square footage of the proposed structure and that it appears that 75% of the lot is already developed. Mr. Melanson's associate says the proposed structure is 40x43 of 1,720. The square footage of the lot is 7,275.

Jim Bergen is concerned about the color. Is the wood going to be painted? What color is the metal roof? He wants to see final renderings and would like it to match and not stand out as a totally different color than what is on the main building. Mr. Melanson states that stained wood/dark roof is what he plans for the structure. His goal is to open by Gold Rush.

Janet Barger thinks this would be nice but is concerned about the expanse of this structure as you come into town.

The Commission then had discussion on percentage of development and aesthetics and how the calculations are made and should be considered in their decision.

The property owner's husband approaches and asked for the code regarding the lot coverage calculation. This is provided to him by Chairperson Mirakovits.

At 7:05, Janet Barger and Ivana Pelnar-Zaiko leave the room to get water and return within same minute.

The owner's representatives calculate the square footage of the proposed structure and state that it is 1,600 square feet.

Commission members ask if they must approve the COA application all or can they only approve part. Staff reads the section of code and the HPC by-laws, which says they can approve, approve with modifications, or reject the application. Discussion continues about the COA application by the Commission members.

At the conclusion of their deliberation, Jim Bergen made motion for approval of the COA with the following modifications: applicant should submit final, concrete plans from an architect for final approval of square footage, materials, and colors by the Commission.

Janet Barger seconds the motion.

Ivana Pelnar-Zaiko, spoke and said that when she looks at the whole street and how across the buildings across the street look, she would like the proposed structure to mimic the pitch of the roof across the street not be so stark. The Commission had further discussion on this matter. On the conditions of the modification. Clarification of the vote process for the motion to die.

Jim Berger withdrew his motion and Janet Barger withdrew her second.

Janet Barger made a motion to approve the COA with the following modifications: applicant should submit final, concrete plans from an architect for final approval of square footage, materials, and colors by the Commission. The proposed structure should have closed gables.

Jim Berger seconded the motion.

Chairperson Mirakovits called for a vote and the motion passed with the members present voting aye.

Chairperson Mirakovits called on City Manger Martin to review two ordinance changes from the City Council. Ordinances 2024-93 and 2024-05 were reviewed with the members.

Ivana Pelnar-Zaiko made a motion to request that City Council provide for an update of the HPC ordinances and guidelines as needed to include the new responsibilities on signage and to reflect the minor COA process

Seconded by Commission Member Bergen.

Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

Janet Barger had one final question about something the applicant said during the meeting about seeking a variance. The applicant did mention variance during the process, but staff clarified with the Commission that the applicant could only appeal their decision, not seek a variance from it.

## ADJOURNMENT

Call for adjournment by Chairperson Mirakovits at 7:36 P.M.

Seconded by Commission Member Barger.

Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

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# CITY OF DAHLONEGA

## Historic Preservation Commission Work Session Minutes

August 14, 2024, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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### CALL TO ORDER

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

### PRESENT

Commission Member Ivana Pelnar-Zaiko  
Commission Member Janet Barger  
Commission Member Jim Bergen

### MINUTES FOR APPROVAL

#### OLD BUSINESS

1. COA - CASES FOR APPROPRIATENESS
2. Carriage House Conceptual Plan and Grant Opportunity

Allison Martin and Property Owner

Strategic Priority - Communication

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

No action was taken.

#### NEW BUSINESS

3. COA - CASES FOR APPROPRIATENESS
4. (COA-24-3) Steven Scales, on behalf of Tambda J. Scales, has applied for a Certificate of Appropriateness to reconstruct and expand upon an existing outdoor deck at 19 North Chestatee Street, Dahlonega, GA 30533 (D11-004).

Zachary Lloyd, CPL

City Manager Martin presented this item with the commission.

Ivana asked whether the raised flower bed was part of the project, to which clarification was provided. The commission confirmed that they were in favor of the deck extension proposal. The commission stated that they disliked the proposed railing, stating that it did not align with the aesthetic of the historic building. They suggested maintaining the existing regular fence to preserve the historic appearance. The commission suggested that the applicant be more specific regarding the placement of lights to be added to the outdoor area of the restaurant.

There was no action taken.

5. (COA-24-4) J. Allen Head has applied for a Certificate of Appropriateness to paint the exterior walls and roof of the principal building at 75 Grove Street North, Dahlonega, GA 30533 (D11-044).

Zachary Lloyd, CPL

City Manager Martin presented this item to the commission.

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

There was no action taken.

6. COA-24-5 - Freida Welch-Bafile, The Smith House  
(COA-24-5) Freida Welch-Bafile, on behalf of Fred Welch, has applied for a Certificate of Appropriateness to structurally cover a deck and enclose a veranda at 84 South Chestatee Street, Dahlonega, GA 30533 (D11-100).

Zachary Lloyd, CPL

City Manager Martin went over this item with the commission.

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

There was no action taken.

7. COA-24-6 - Freida Welch-Bafile  
(COA-24-6) Freida Welch-Bafile, on behalf of Fred Welch, has applied for a Certificate of Appropriateness for demolitions, material changes in appearance, and a structural addition at 200 Grove Street North, Dahlonega, GA 30533 (D10-030).

Zachary Lloyd, CPL

City Manager Martin went over this item with the commission.



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

There was no action taken.

8. DESIGN AND REVIEW OF PROJECTS

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

ADJOURNMENT

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

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

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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!

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# CITY OF DAHLONEGA

## Special Called Historic Preservation Commission Minutes

August 14, 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

Assistant City Clerk Waters called the Special Called Historic Preservation Meeting to order at 6:04 P.M.

Assistant City Clerk Waters handed the meeting over to City Manager Martin.

#### 1. Election of Officers

Allison Martin, City Manager

City Manager Martin stated that this is an organizational meeting, during which the commission needs to discuss the positions of Chairperson, Vice Chairperson, and Secretary.

Motion made by Commission Member Barger to appoint Jim Bergen as the Chairperson of the HPC, Seconded by Commission Member Pelnar-Zaiko. Voting Yea: Chairperson Mirakovits, Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

Motion made by Commission Member Pelnar-Zaiko to appoint Janet Barger as the Vice Chairperson of the HPC, Seconded by Commission Member Bergen. Voting Yea: Chairperson Mirakovits, Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

Motion made by Commission Member Bergen to appoint Ivana Peinar-Zaiko as the Secretary of the HPC, Seconded by Chairperson Mirakovits. Voting Yea: Chairperson Mirakovits, Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

### MINUTES FOR APPROVAL

#### OLD BUSINESS

#### 2. COA CASES FOR APPROPRIATENESS

#### 3. COA-24-2 - MBVMGO, LLC DBA UNDERGROUND

(COA-24-2) Brett Melanson, on behalf of Lisa Pizzolato, has applied for a certificate of appropriateness for the structural addition of a covered patio and exterior architectural modifications at 16 Public Square South, Dahlonega, GA 30533 (D11-097).

The applicant is seeking final approval of their plans pursuant to the decision made by the HPC on June 24, 2024.

City Manager Martin introduced the item to the Historic Preservation Commission, stating that the property owners sought approval for their proposed restaurant expansion.

Mr. Melanson, the property owner, explained the challenges they faced in enhancing the exterior appearance of their restaurant. He described the plans to expand the building slightly to the left and right, bringing the structure closer to the garage doors. This expansion would cover customers waiting outside and improve the overall aesthetics. He noted that significant financial investment was being made to ensure the design looked appealing. The requested expansion is approximately 250 square feet.

Chairperson Bergen commented that the proposed changes improved the building's appearance and asked about including outdoor lighting.

Mr. Melanson confirmed there would be lighting and firepits, ensuring the lighting would not be overly bright.

City Manager Martin reminded the commission that the lighting must comply with the local lighting ordinance.

Commission Member Zaiko mentioned guidelines that pertain to maintaining 75 percent visibility or clarity.

Chairperson Bergen called for a motion to approve the variance as presented, including the proposed materials and color selections.

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

Voting Yea: Commission Member Sharp, Commission Member Pelnar-Zaiko, Commission Member Barger.

## NEW BUSINESS

4. COA - CASES FOR APPROPRIATENESS
5. DESIGN AND REVIEW OF PROJECTS

## ADJOURNMENT

Chairman Jim called for a motion to adjourn the Special Called Historic Preservation Commission Meeting at 6:17 P.M.

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

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CITY OF DAHLONEGA  
Historic Preservation Commission Minutes  
August 26, 2024, 6:00 PM  
City Hall - Mayor McCullough Council Chamber

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

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#### CALL TO ORDER

Chairperson Bergen called the meeting to order at 6:02 P.M.

#### PRESENT

Chairperson Jim Bergen

Commission Member Ivana Pelnar-Zaiko

Commission Member Penny Sharp

#### ABSENT

Commission Member Janet Barger

#### MINUTES FOR APPROVAL

1. Historic Preservation Commission Work Session Minutes - June 12, 2024  
Assistant City Clerk, Sarah Waters

Chairperson Bergen called for a motion to approve the Historic Preservation Commission Work Session Minutes from June 12, 2024.

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

#### OLD BUSINESS

2. COA CASES FOR APPROPRIATENESS

#### NEW BUSINESS

3. COA - CASES FOR APPROPRIATENESS
4. (COA-24-3) Steven Scales, on behalf of Tambda J. Scales, has applied for a Certificate of Appropriateness to reconstruct and expand upon an existing outdoor deck at 19 North Chestatee Street, Dahlonega, GA 30533 (D11-004), Zachary Lloyd, CPL

CPL Member Lloyd reviewed the application with the Commission Members.

There was a discussion between the Commission and the applicant.

Chairperson Bergen called for a motion.

Motion made by Commission Member Pelnar-Zaiko to approve the modification of the proposed deck railing consistent with the existing railing, Seconded by Commission Member Sharp.

Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Sharp.

5. (COA-24-4) J. Allen Head has applied for a Certificate of Appropriateness to paint the exterior walls and roof of the principal building at 75 Grove Street North, Dahlonaga, GA 30533 (D11-044), Zachary Lloyd, CPL

CPL Member Lloyd reviewed the item with the Commission.

There was a discussion between the applicant and the Commission.

Chairperson Bergen called for a motion.

Motion made by Commission Member Pelnar-Zaiko to approve the application with the modification that only the roof be painted, Seconded by Commission Member Sharp.

Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Sharp.

6. (COA-24-5) Freida Welch-Bafile, on behalf of Fred Welch, has applied for a Certificate of Appropriateness to structurally cover a deck and enclose a veranda at 84 South Chestatee Street, Dahlonaga, GA 30533 (D11-100), Zachary Lloyd, CPL

CPL Member Lloyd reviewed the item with the Commission.

There was a discussion between the applicant and the Commission.

Chairperson Bergen called for a motion.

Motion made by Commission Member Pelnar-Zaiko to approve the application as presented, Seconded by Commission Member Sharp.

Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Sharp.

7. (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, Dahlonaga, GA 30533 (D10-030), Zachary Lloyd, CPL

CPL Member Lloyd reviewed the item with the Commission.

The applicant requested that the Commission table the item.

Chairperson Bergen called for a motion.

Motion made by Commission Member Pelnar-Zaiko to table the item, Seconded by Commission Member Sharp.

Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Sharp.

## 8. DESIGN AND REVIEW OF PROJECTS

### ADJOURNMENT

Chairperson Bergen called for a motion to adjourn the meeting at 6:26 P.M.

Motion made by Commission Member Pelnar-Zaiko, Seconded by Commission Member Sharp.

Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Sharp.

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# CITY OF DAHLONEGA

## Historic Preservation Commission Special Called Work Session Minutes

August 26, 2024, 3:30 PM

Gary McCullough Chambers, Dahlonega City Hall

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### CALL TO ORDER

Chairperson Bergen called the Historic Preservation Commission Special Called Work Session to order at 3:43 P.M.

### MINUTES FOR APPROVAL

There were no minutes to approve.

### OLD BUSINESS

1. COA - CASES FOR APPROPRIATENESS

### NEW BUSINESS

2. COA - CASES FOR APPROPRIATENESS
3. DESIGN AND REVIEW OF PROJECTS
4. CPL will present a two-hour presentation to the HPC to review authorities, procedures, and best practices for members. The presentation will conclude at 5:30 to allow for a short break and other preparations for the 6:00 PM regular voting meeting.

#### **Hosts:**

Rebecca Keefer, AICP, Sarah McQuade, AICP, & Zachary Lloyd

CPL Members trained the HPC Members on the authorities, procedures, and best practices for members.

### ADJOURNMENT

Chairperson Bergen adjourned the meeting at 5:30 P.M.

Seconded by Chairperson Sharp.

Voting Yea: Chairperson Sharp, Commission Member Pelnar-Zaiko

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# CITY OF DAHLONEGA

## Historic Preservation Commission Work Session Minutes

October 10, 2024, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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### CALL TO ORDER

Chairperson Pro Tem Barger called the Historic Preservation Commission Work Session to order at 6:31 P.M.

### PRESENT

Commission Member Ivana Pelnar-Zaiko  
Commission Member Janet Barger  
Commission Member Penny Sharp

### ABSENT

Chairperson Jim Bergen

### MINUTES FOR APPROVAL

There were no minutes to approve.

### OLD BUSINESS

1. COA - CASES FOR APPROPRIATENESS
2. DESIGN AND REVIEW OF PROJECTS

(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.

Zachary Lloyd, CPL

CPL Member Lloyd presented the case to the commission.

There was no discussion from the commission and no action was taken.

### NEW BUSINESS

3. DESIGN AND REVIEW OF PROJECTS

(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

CPL Member Lloyd introduced the agenda item to the commission.

The applicant addressed the commission, explaining an issue related to a variance. They clarified that the project would not involve additional conditioned space but would instead be focused on adding porch space.

Commission Member Pelnar-Zaiko asked about the specific variance that was causing the delay.

Commission Member Sharp asked for clarification on the location of nearby business setbacks.

Chairperson Pro Tem Barger requested to review the remainder of the application and asked about the types of windows that would be installed. She also referenced similar projects completed in the historic district that have been approved.

Commission Member Pelnar-Zaiko expressed the commission's general support for the item.

No action was taken.

#### 4. COA - CASES FOR APPROPRIATENESS

#### ADJOURNMENT

Chairperson Pro Tem Barger called for a motion to adjourn the meeting at 6:50 P.M.

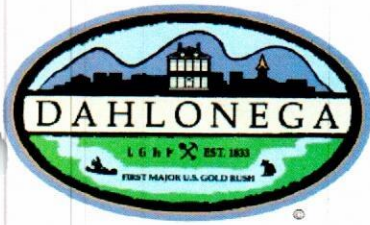
Motion made by Commission Member Pelnar-Zaiko, Seconded by Commission Member Sharp  
Voting Yea: Commission Member Pelnar-Zaiko, Commission Member Sharp.

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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

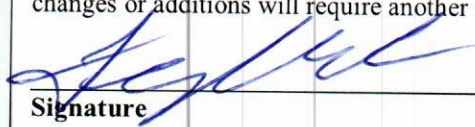
Application Presentation:  
 The applicant or other representative must attend the public hearing to present the application.

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

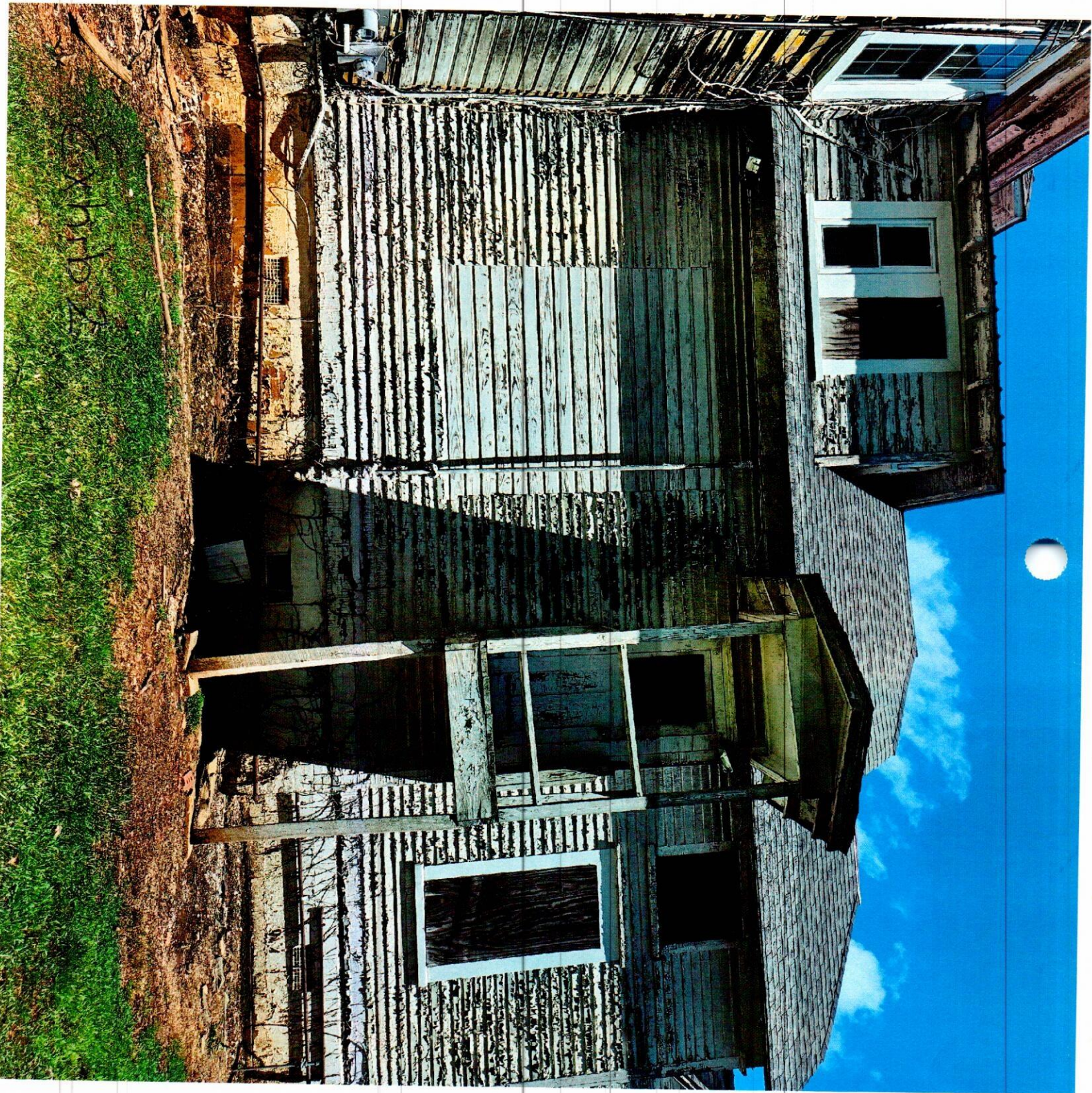


Exhibit 3  
Exterior building  
not attached  
to house to  
be removed



Exhibit 4

Existing  
walls



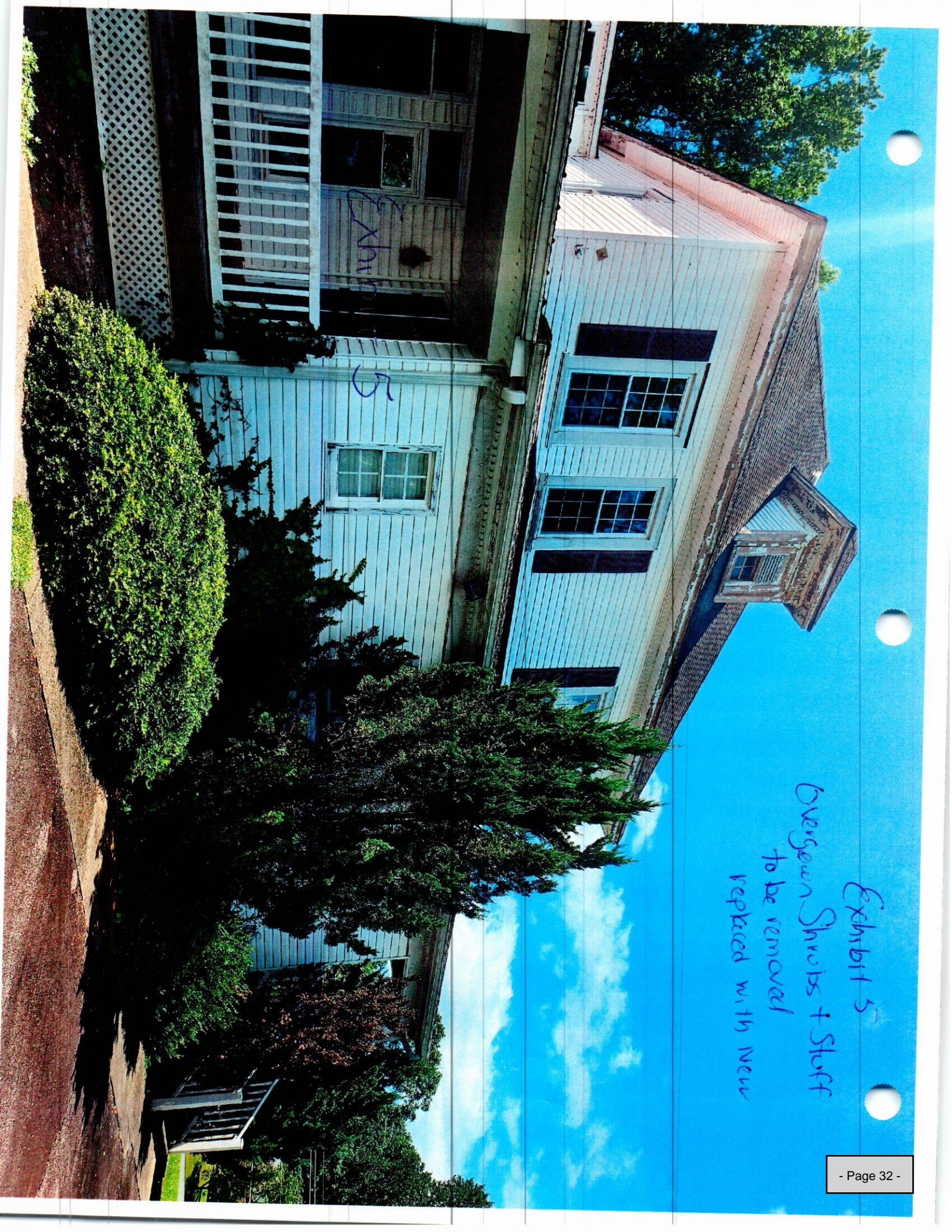


Exhibit 5  
Bergman Shirts + Stuff  
to be removed  
replaced with new

Exhibit 5

B





Example  
Crescent





N/F  
 ROWELL  
 DB: X33, pg 583  
 PARID: D10 018

IPF 3/4" OTP  
 (1.73' BACK)

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 MICKINNEY 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:

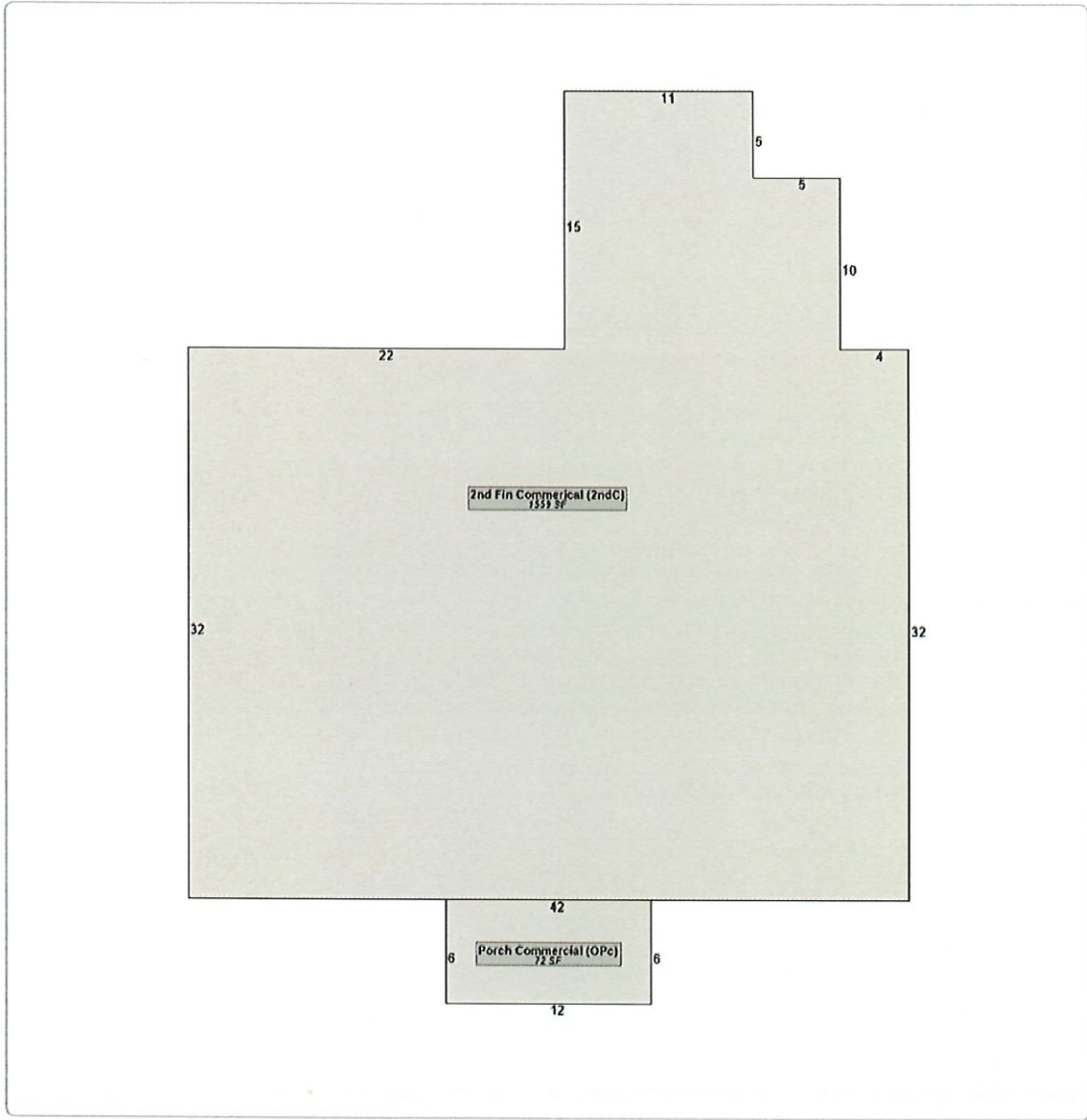


### Valuation

	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

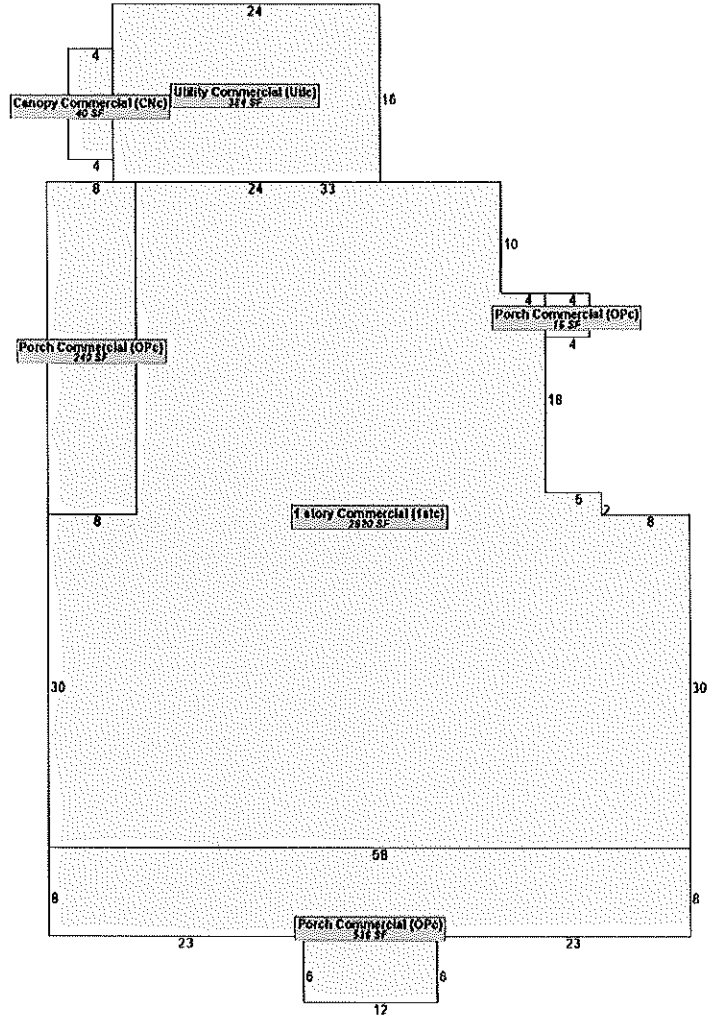
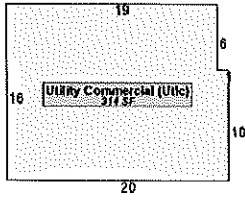
Show Parcel ID on Label

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



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# Hillcrest 2012

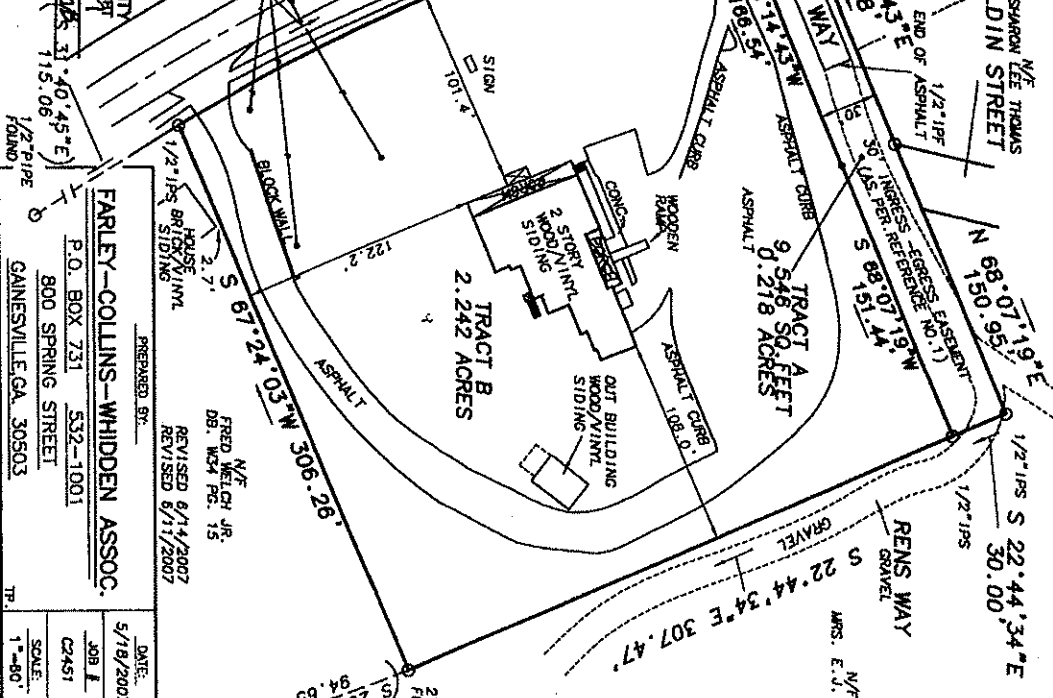


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"THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCOVERIES THAT A TITLE SEARCH MAY REVEAL."  
 "IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW."



**LEGEND:**  
 A = ARC  
 C = CONCRETE  
 D = DRAINAGE  
 F = FLOW  
 G = GRAVEL  
 H = HOUSING  
 I = IRON  
 J = JONES STREET  
 K = KICK  
 L = LAND  
 M = MAULDIN STREET  
 N = NORTH  
 O = OAS LINE  
 P = POWER LINE  
 Q = QUINCY  
 R = RENS WAY  
 S = SIDEWALK  
 T = TRACT  
 U = UTILITY  
 V = VICKERS-SISK FUNERAL HOME, INC.  
 W = WOODWARD WAY  
 X = 100.00' ELEVATION AT \*  
 Y = LIGHT STANDARD



**NOTES:**  
 1) PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.  
 2) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE WHICH BEARS N 22°44'34\"/>
 3) THERE IS NO RECORD OF WOODWARD WAY AS HAVING A DESIGNATED RIGHT-OF-WAY AS PER THE CITY OF DALYMEGA.  
 4) PLAT BY FARLEY-COLLINS ASSOCIATES FOR C.H. MAULDIN, EST. 17,589 SQ. FEET DATED 10/24/1974.  
 5) DEED BETWEEN VICKERS-SISK FUNERAL HOME, INC. AND BRADLEY MCKINNEY, INC. DATED 2/19/2003, DB. V 30 PG. 504.

**REFERENCES:**  
 1) PLAT BY CORDES QUINMAN & ASSOCIATES FOR HUGH WOODWARD DATED 11/12/1990, PB. 24 PG. 143  
 2) PLAT BY PRECISION LAND SERVICES FOR RONALD W. & MARY M. WOLFE 0.15 ACRES DATED 1/14/1997 AND REVISED 1/27/1997, PB. 30 PG. 151  
 3) PLAT BY FARLEY-COLLINS ASSOCIATES FOR C.H. MAULDIN, EST. 17,589 SQ. FEET DATED 10/24/1974.  
 4) PLAT BY FARLEY-COLLINS ASSOCIATES FOR C.H. MAULDIN, EST. 12,519 SQ. FEET DATED 10/24/1974.  
 5) DEED BETWEEN VICKERS-SISK FUNERAL HOME, INC. AND BRADLEY MCKINNEY, INC. DATED 2/19/2003, DB. V 30 PG. 504.

**FIELD SURVEY ERROR OF CLOSURE 1:29761**  
 ANGULAR ERROR PER ANGLE POINT 00:00:02"  
 INSTRUMENT USED TOPCON GTS 2005  
 ADJUSTED BY LEAST SQUARES  
 PLAT ERROR OF CLOSURE 1:182922

\*I, HAVE CONSULTED THE F. I. R. M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130128 0001 B DATED 9/18/1991 AND IN MY OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA.

**REFERENCES:**  
 1) PLAT BY CORDES QUINMAN & ASSOCIATES FOR HUGH WOODWARD DATED 11/12/1990, PB. 24 PG. 143  
 2) PLAT BY PRECISION LAND SERVICES FOR RONALD W. & MARY M. WOLFE 0.15 ACRES DATED 1/14/1997 AND REVISED 1/27/1997, PB. 30 PG. 151  
 3) PLAT BY FARLEY-COLLINS ASSOCIATES FOR C.H. MAULDIN, EST. 17,589 SQ. FEET DATED 10/24/1974.  
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 5) DEED BETWEEN VICKERS-SISK FUNERAL HOME, INC. AND BRADLEY MCKINNEY, INC. DATED 2/19/2003, DB. V 30 PG. 504.

**2.460 ACRES TOTAL**

Graphic Scale 1" Equals 60 Feet

**DATE:** 5/18/2007  
**JOB #:** C2451  
**SCALE:** 1"=60'

**SUBJECT FOR:**  
 CITY OF DALYMEGA AND CHICAGO TITLE INSURANCE  
 LAND LOT 951 12TH DISTRICT  
 CITY OF DALYMEGA  
 LUMPKIN COUNTY, GEORGIA

**APPROVED FOR RECORDING:**  
 [Signature]  
 City Attorney

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

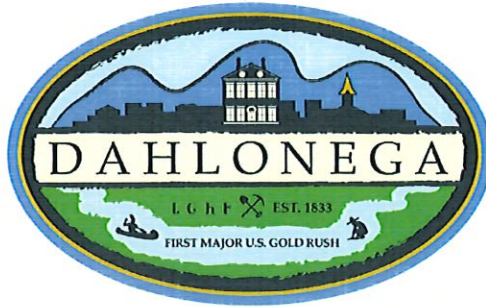
(Meaders interview, August 10, 2009)

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 Murr 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**

- 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

- BUILDING**  Elevation drawings of all new facades and walls showing trees and plantings when grown
- EDGE IS**  to mature height
- LOT LINE**  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**

- Photo of existing building Photos of adjoining properties Photo of earlier historic appearance

**SEE EXISTING COR**

Sketches or drawings and description of proposed changes

**APPLICATION**

- 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**

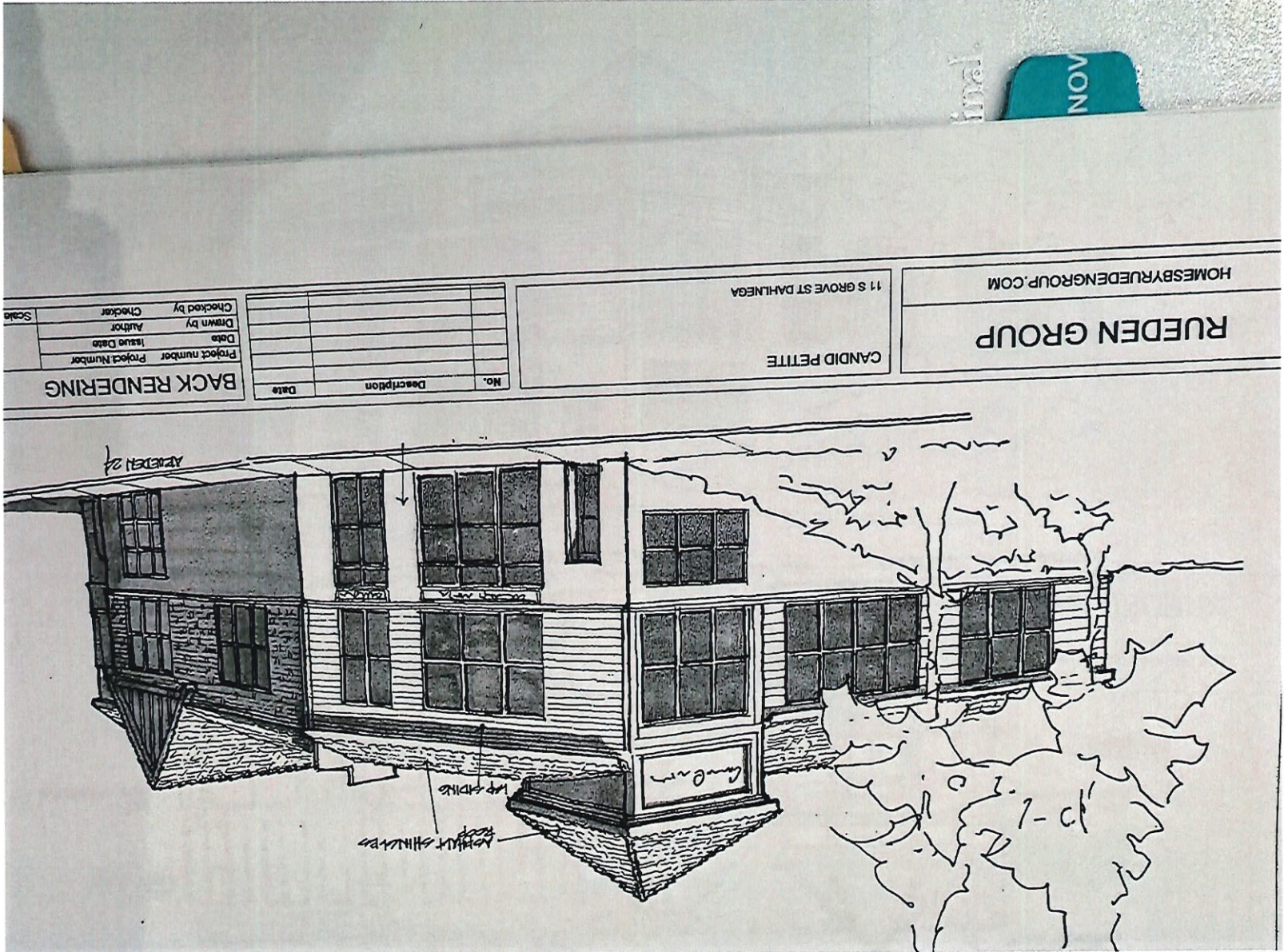
- Photo of site
- Photo of adjoining properties

**SEE EXISTING COR**

Site plan or sketch of site indicating location of changes

**APPLICATION**

- Description of materials to be used
- Landscape plan (as described above)

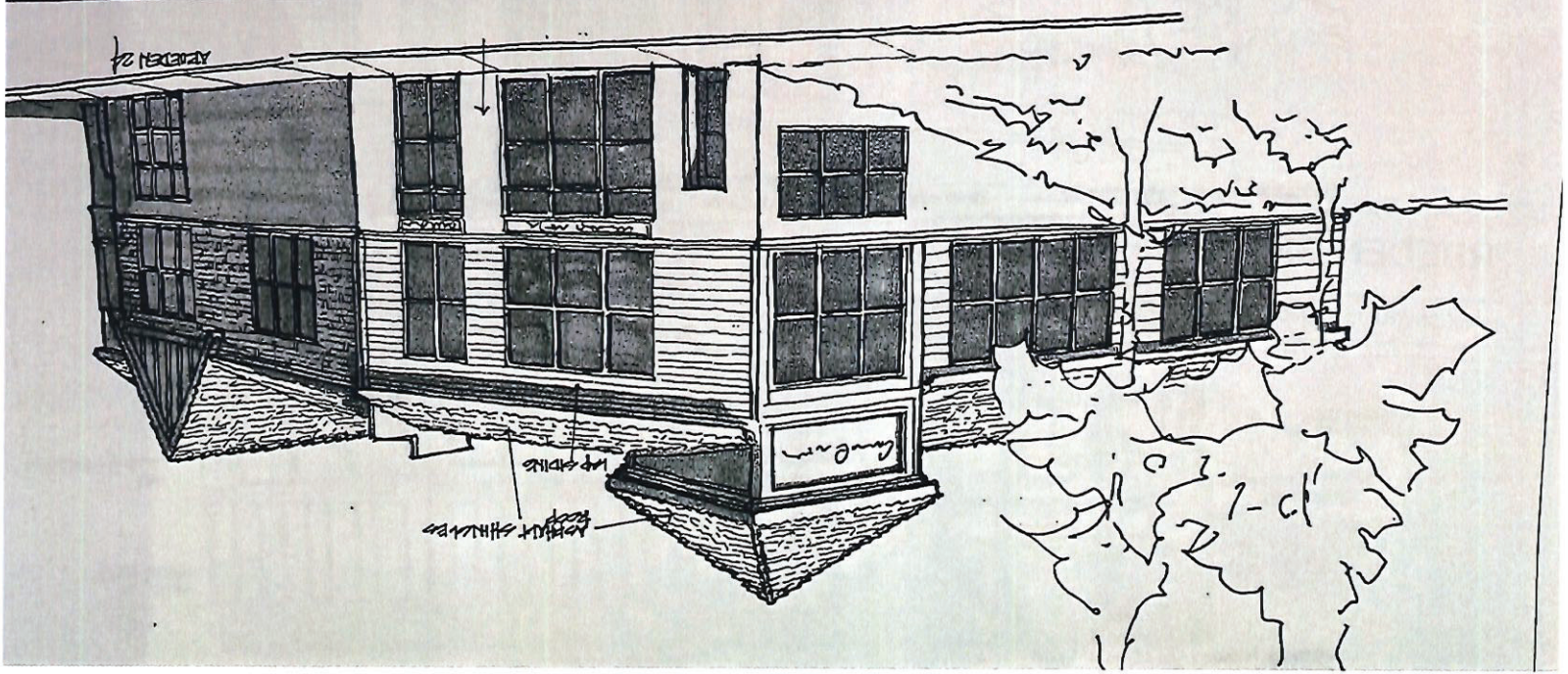


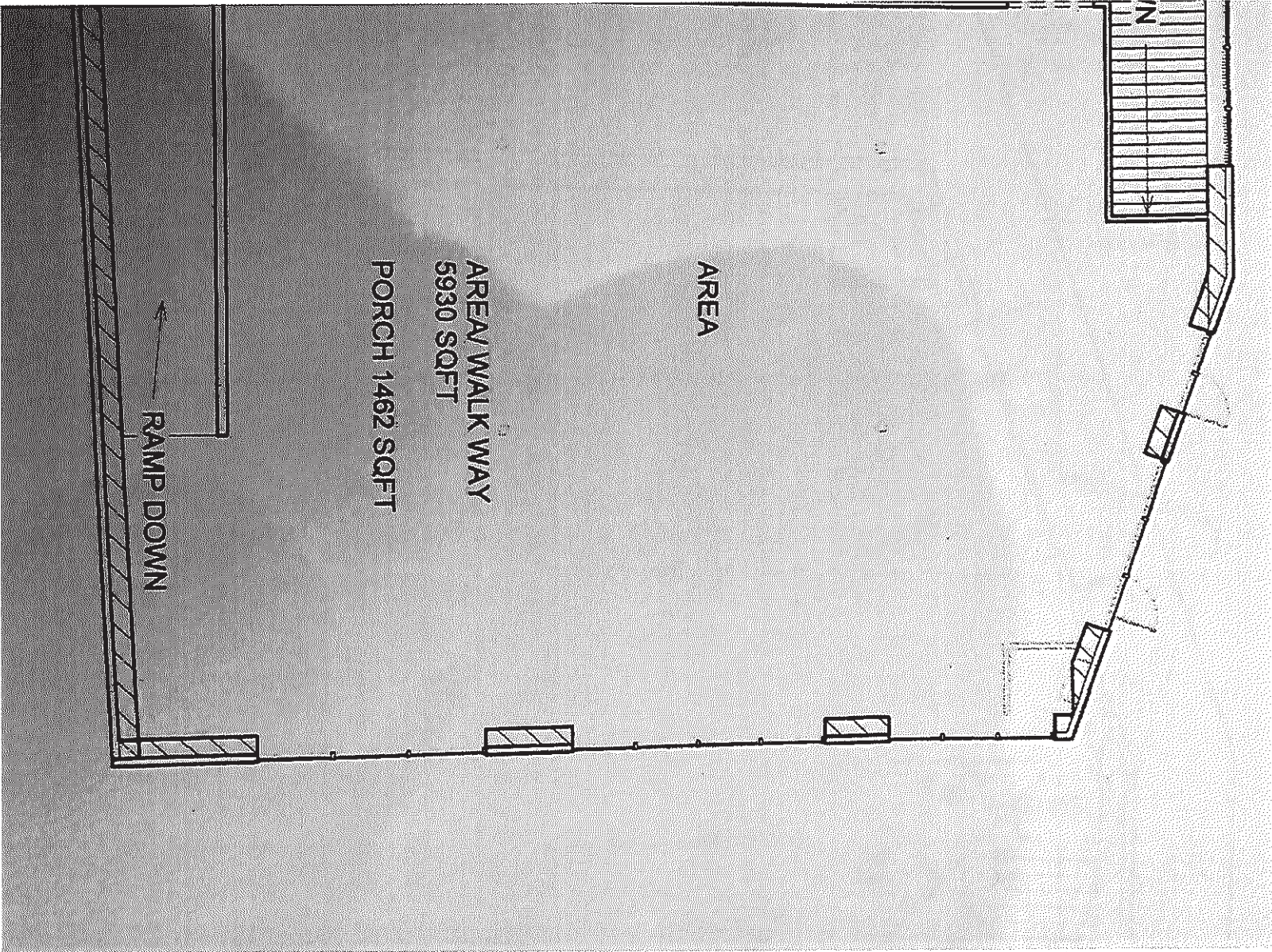


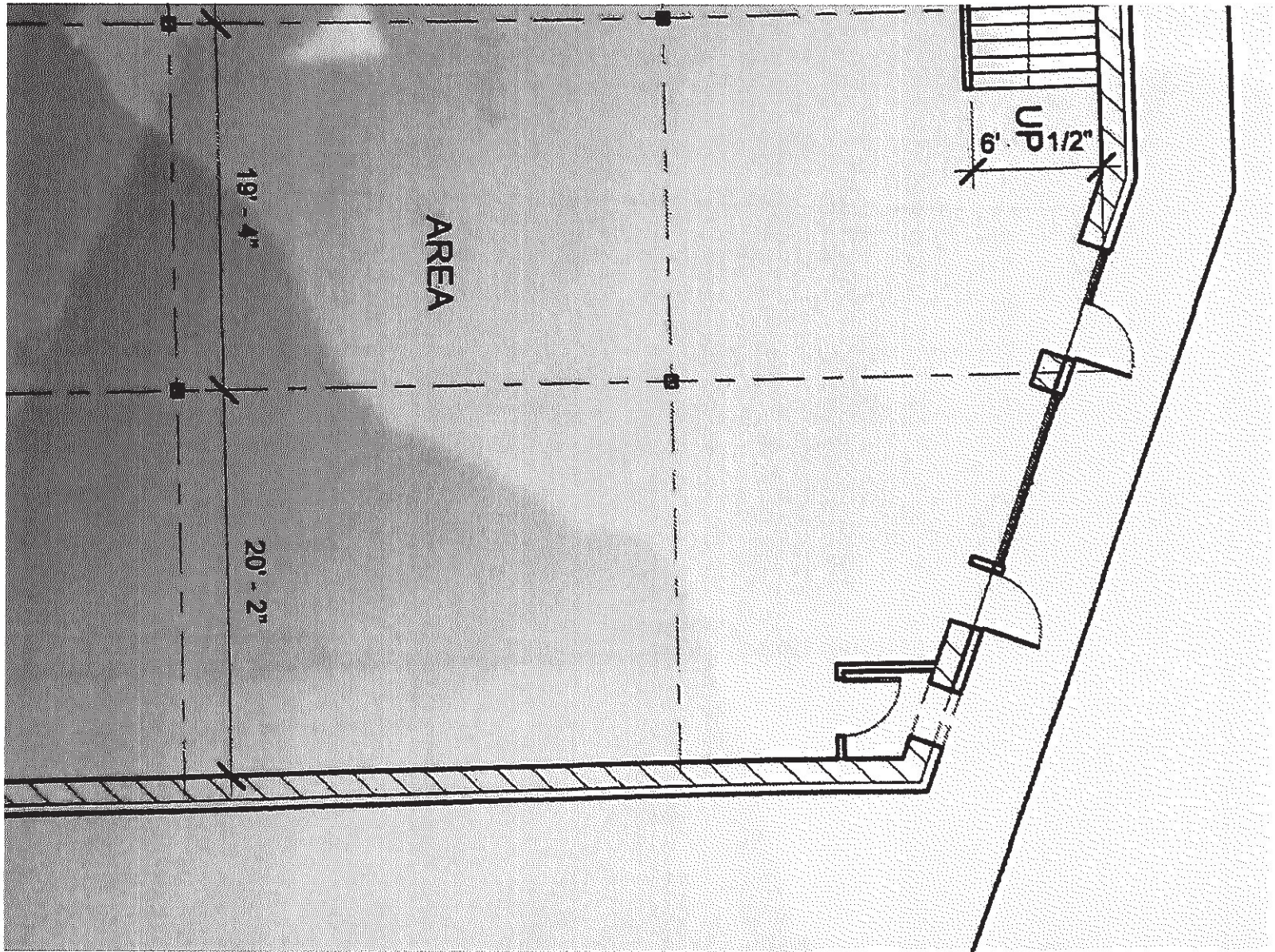
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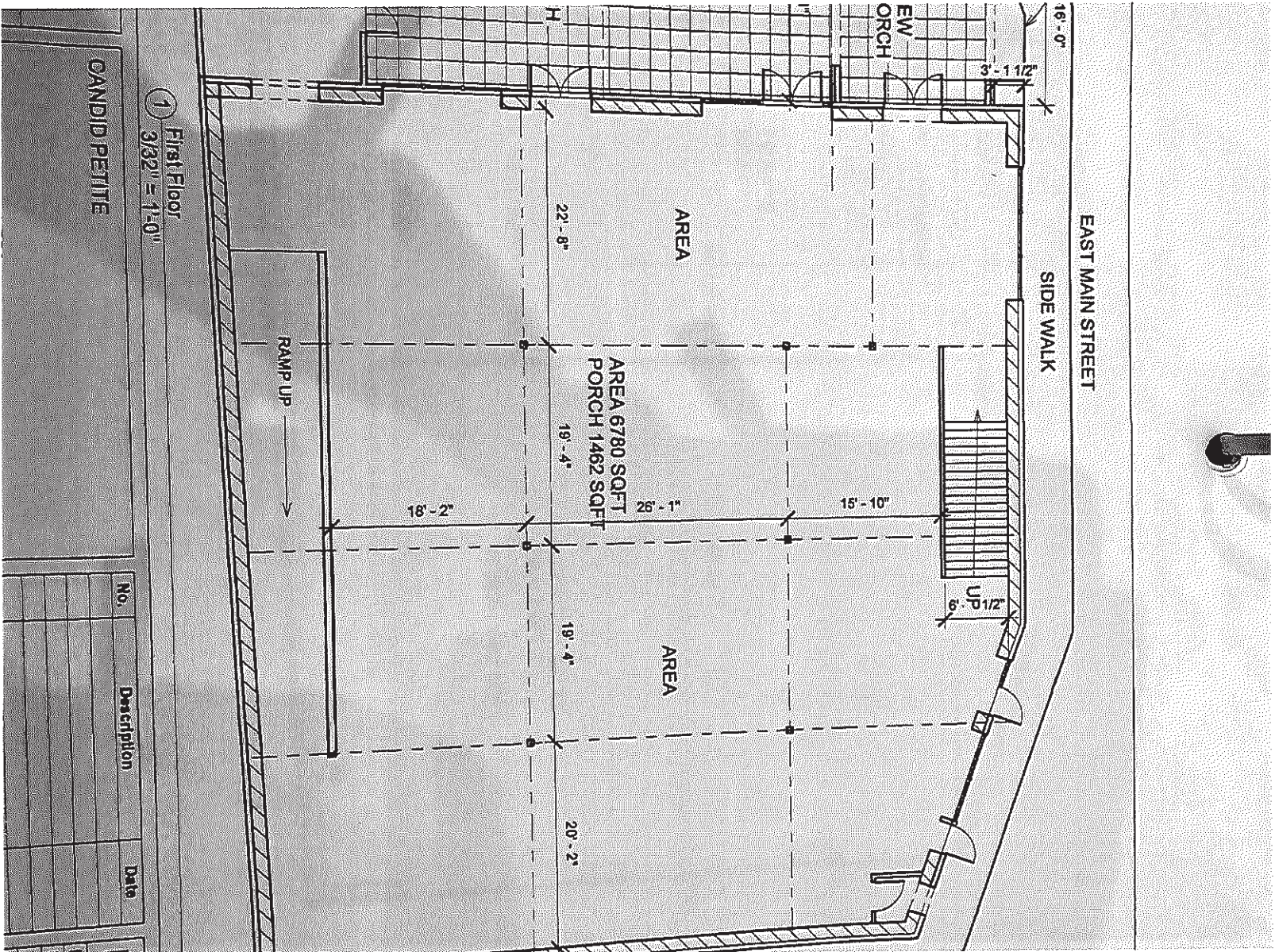
NOV

Checked by		11 S GROVE ST DAHLNEGA		HOMESBYRUEDENGROUP.COM	
Drawn by		CANDID PETTE		RUEDEN GROUP	
Author					
Issue Date					
Project number					
Project Number					
Date					
Description					
No.					









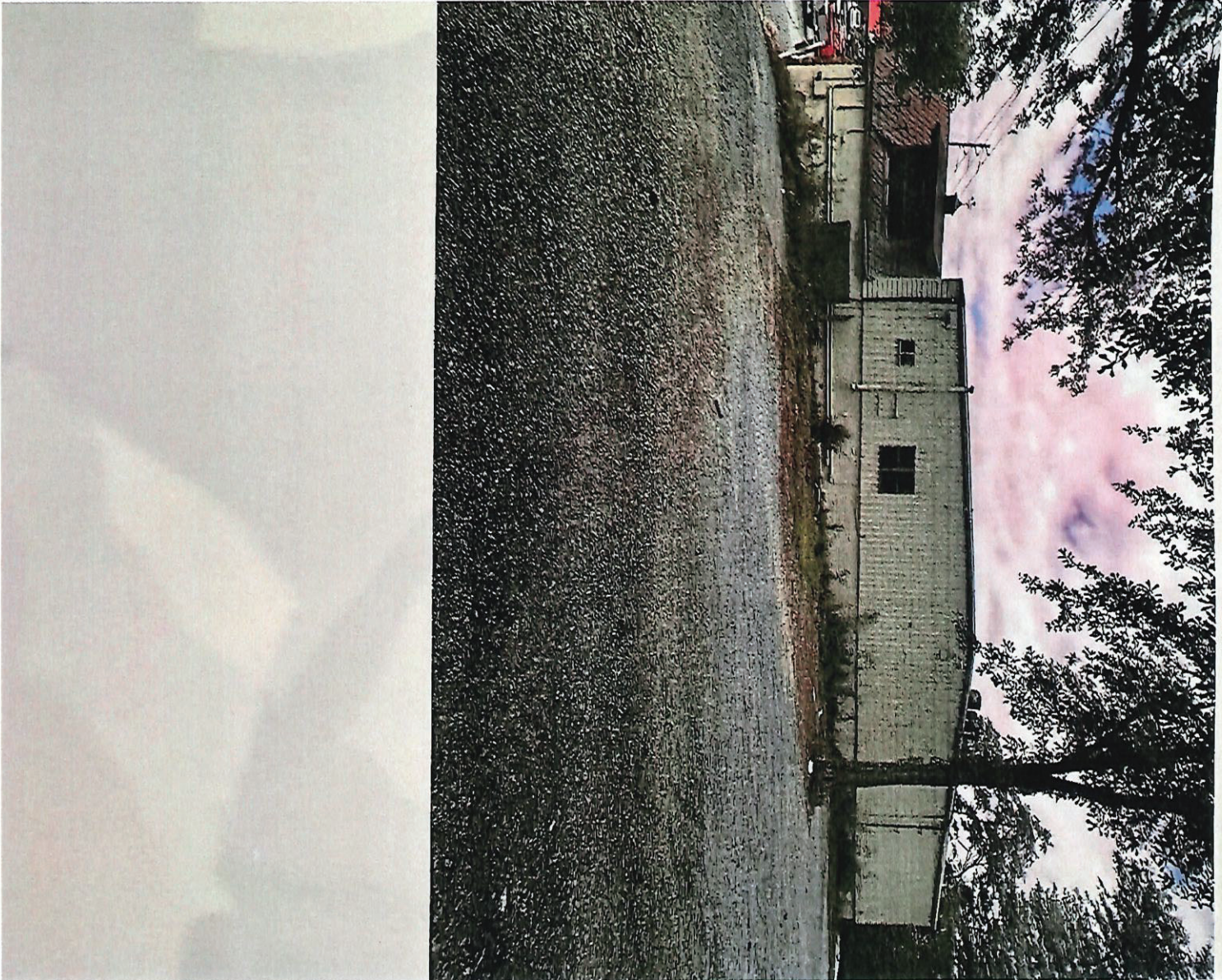
1 First Floor  
 3/32" = 1'-0"

CANDID PETITE

No.	Description	Date



STING BUILDING 11 GROVE STREET DAHLONEGA



LISTING BUILDING 11 GROVE STREET DAHLONEGA



STING BUILDING 11 GROVE STREET DAHLONEGA

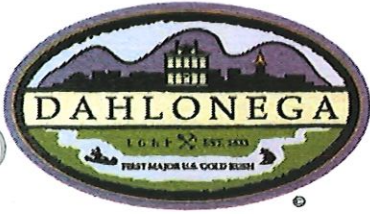




XISTING BUILDING 11 GROVE STREET DAHLONEGA



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:

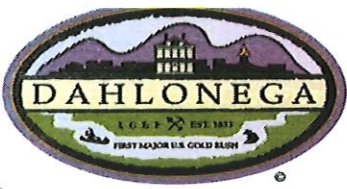
Date: \_\_\_\_\_

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: right;">8/24/24</p> <p>Signature _____ 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:

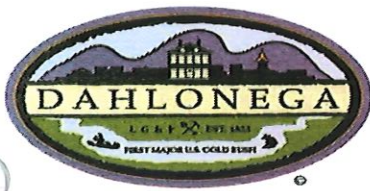
Name of property owner: South Bluff Investments LLC

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, X 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:

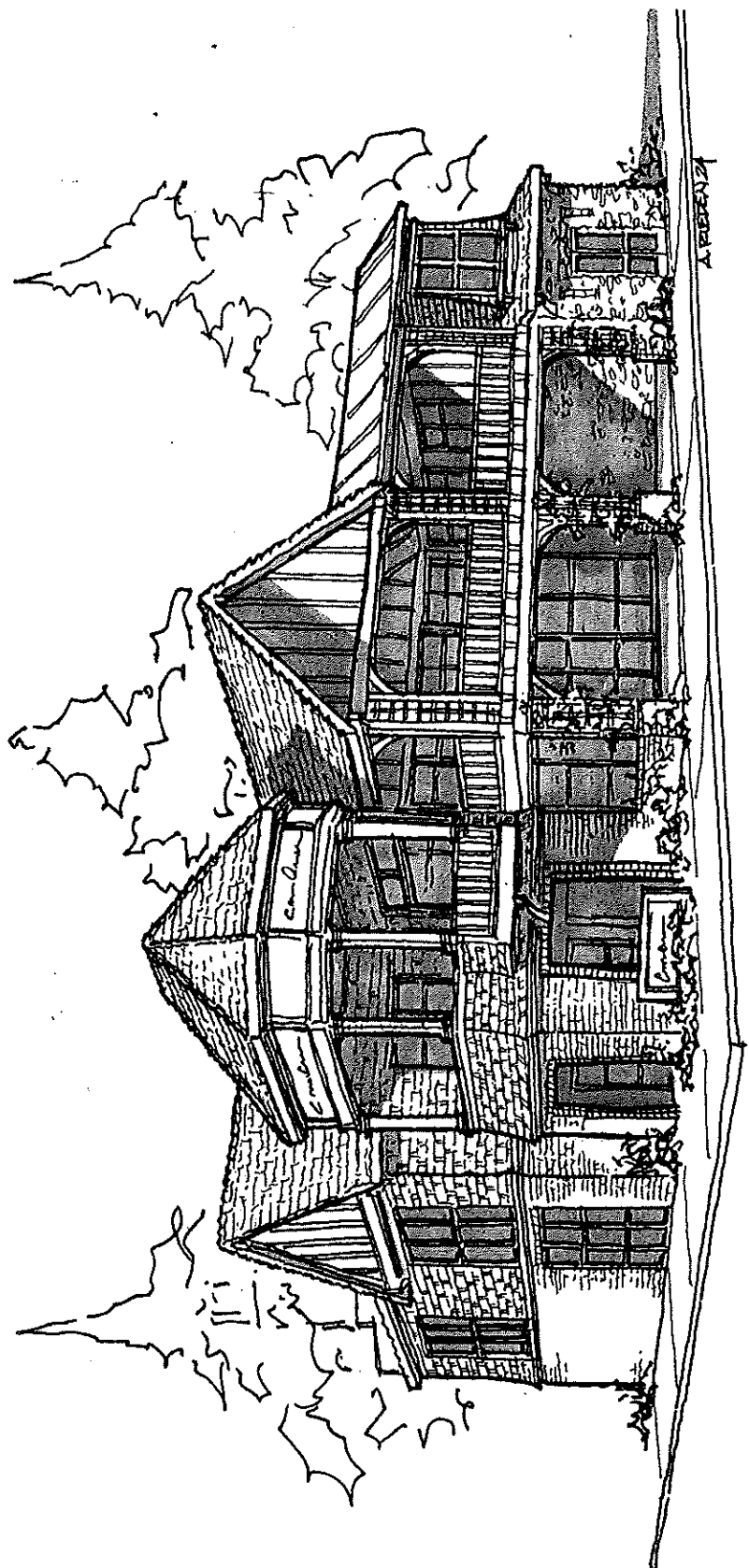
- List including names and types of all trees and plants over 36" high
- planting schedule
- Elevation drawings of all new facades and walls showing trees and plantings when grown to mature height
- List of all existing trees on the property noting any to be removed

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

- 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**

- 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)



**FRONT RENDERING**

Project number	Project Number	P0
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale

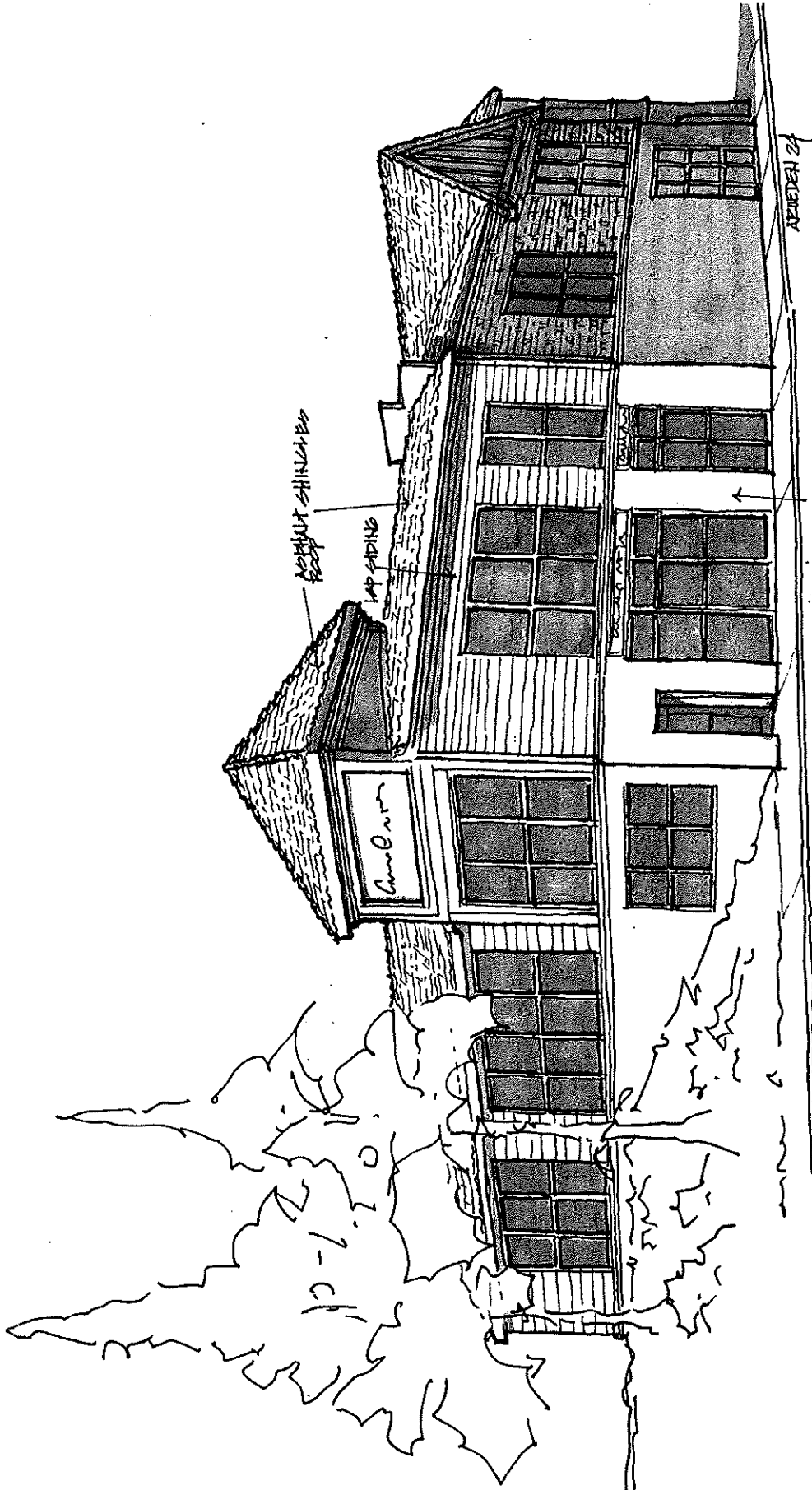
No.	Description	Date

CANDID PETITE

11 S GROVE ST DAHLNEGA

**RUEDEN GROUP**

HOMESBYRUEDENGROUP.COM



**BACK RENDERING**

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

P1

No.	Description	Date

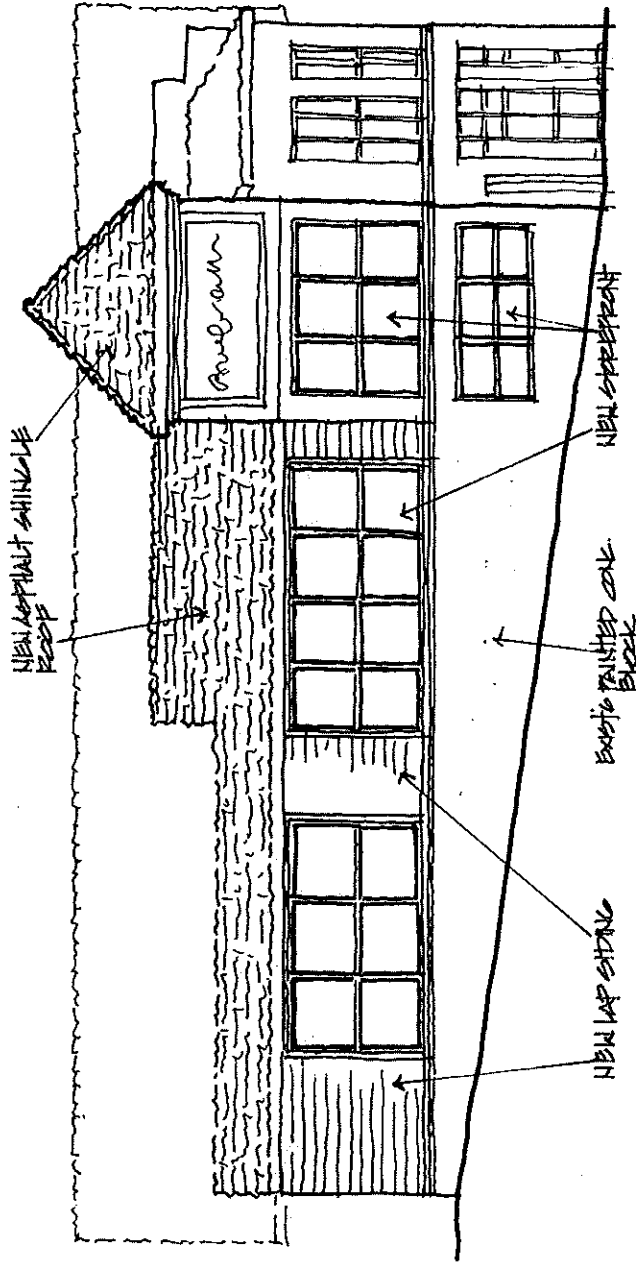
CANDID PETITE  
 11 S GROVE ST DAHLNEGA

**RUEDEN GROUP**  
 HOMESBYRUEDENGROUP.COM









### BACK ELEVATION

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

P4

Scale

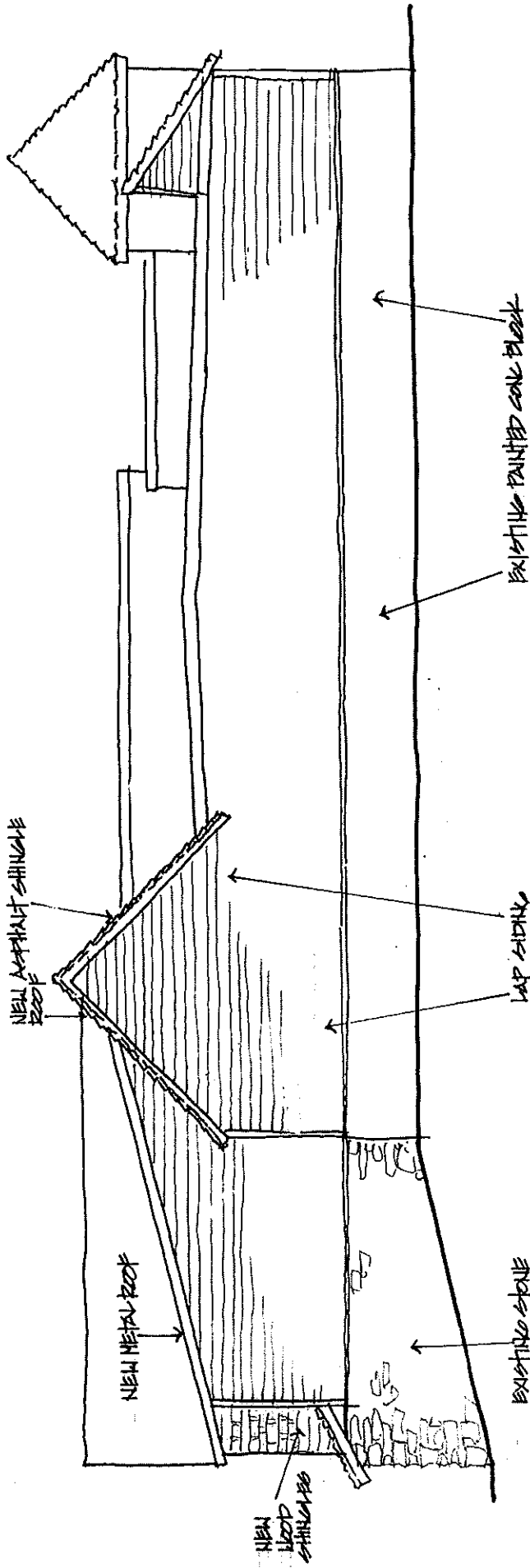
No.	Description	Date

CANDID PETITE

11 S GROVE ST DAHLNEGA

**RUEDEN GROUP**

HOMESBYRUEDENGROUP.COM



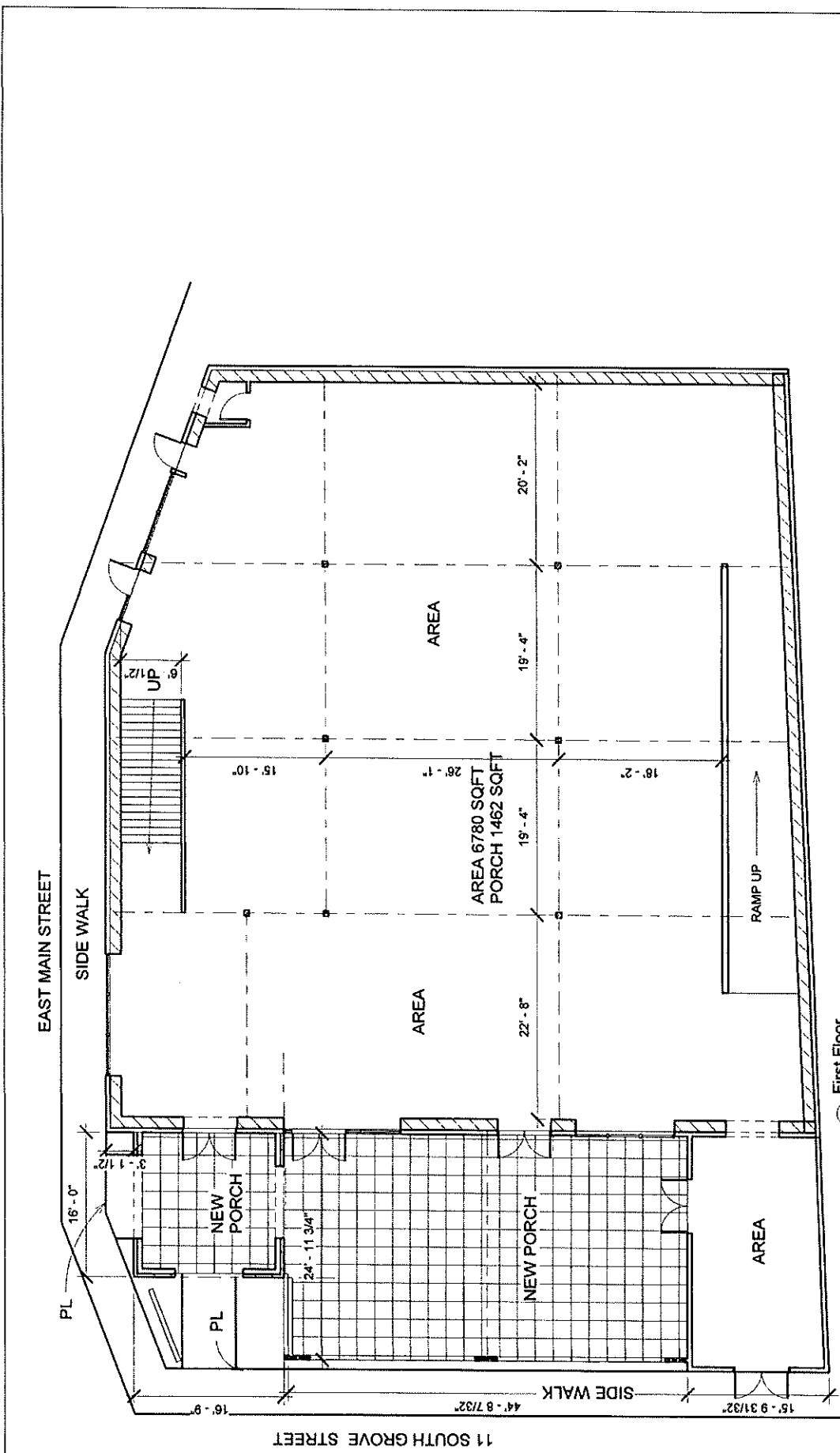
**RIGHT ELEVATION**

Project number	Project Number	P5
Date	Issue Date	
Drawn by	Author	Scale
Checked by	Checker	

No.	Description	Date

CANDID PETITE  
 11 S GROVE ST DAHLNEGA

**RUEDEN GROUP**  
 HOMESBYRUEDENGROUP.COM



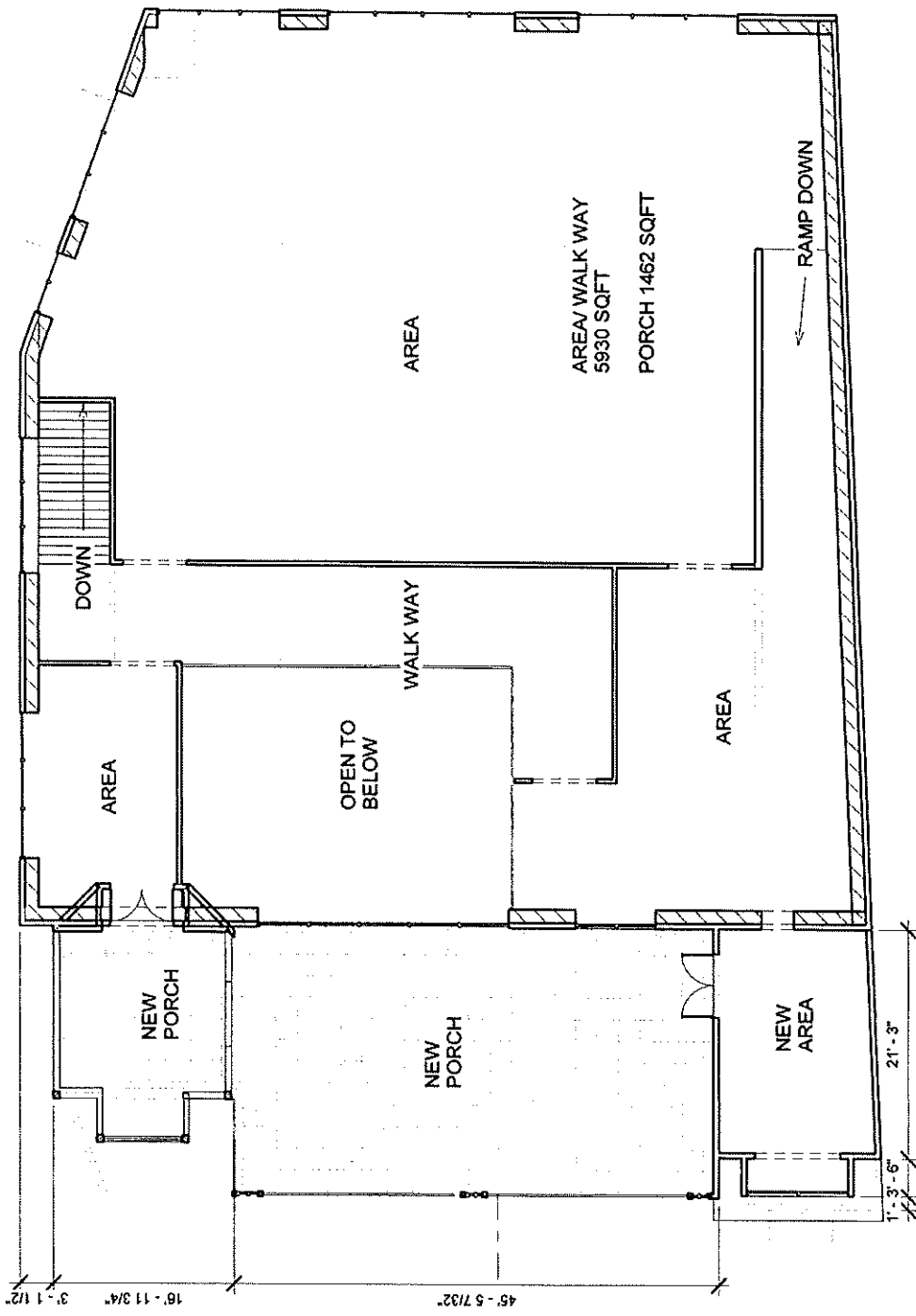
First Floor Plan			
Project number	Project Number	Date	Issue Date
Drawn by	Author	Checked by	Checker
			Scale 3/32" = 1'-0"

No.	Description	Date

CANDID PETITE  
 11 S GROVE ST DAHLNEGA

**RUEDEN GROUP**  
 HOMESBYRUEDENGROUP.COM

02/20/2014 11:11:27 AM



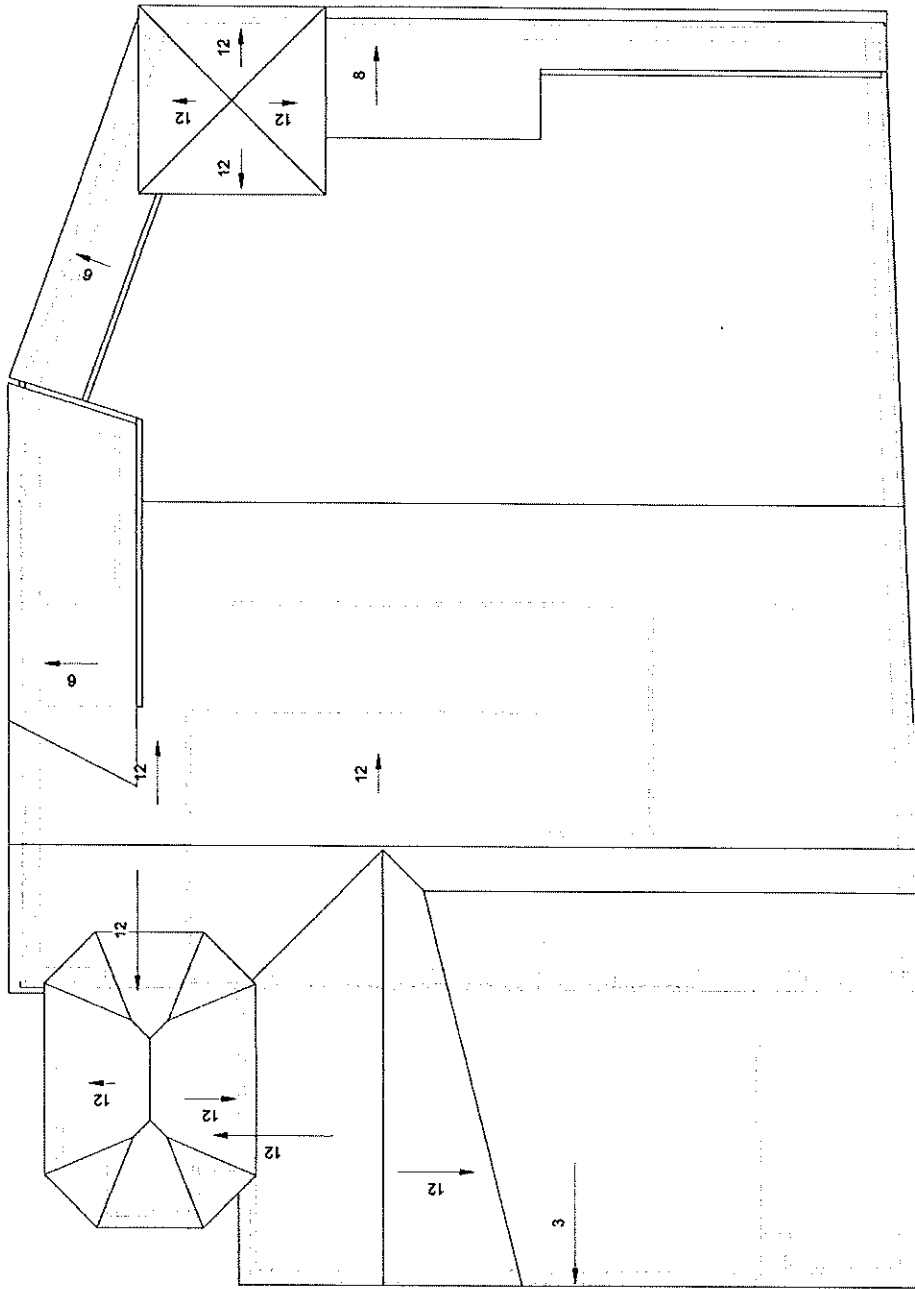
1 Second Floor  
3/32" = 1'-0"

**RUEDEN GROUP**  
HOMESBYRUEDENGROUP.COM

CANDID PETITE  
11 S GROVE ST DAHLMEGA

No.	Description	Date

Second Floor Plan			
Project number	Project Number	P7	
Date	Issue Date		
Drawn by	Author		
Checked by	Checker		
			Scale 3/32" = 1'-0"



① Roof Plan  
3/32" = 1'-0"

No.	Description	Date

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

CANDID PETITE  
11 S GROVE ST DAHLNEGA

**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



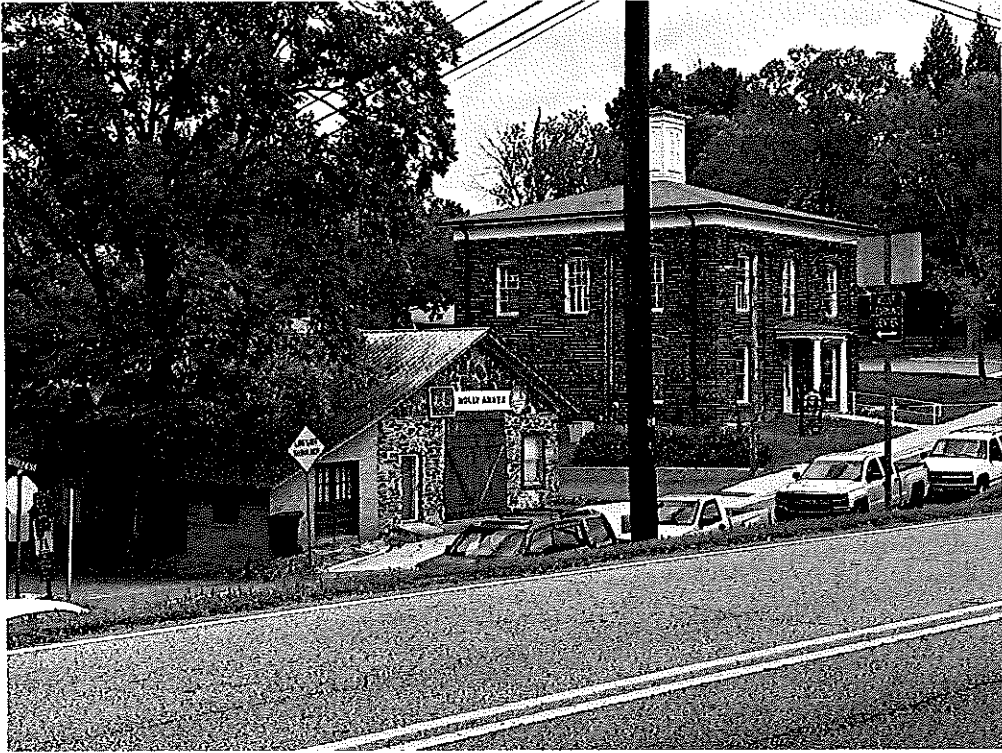
SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST





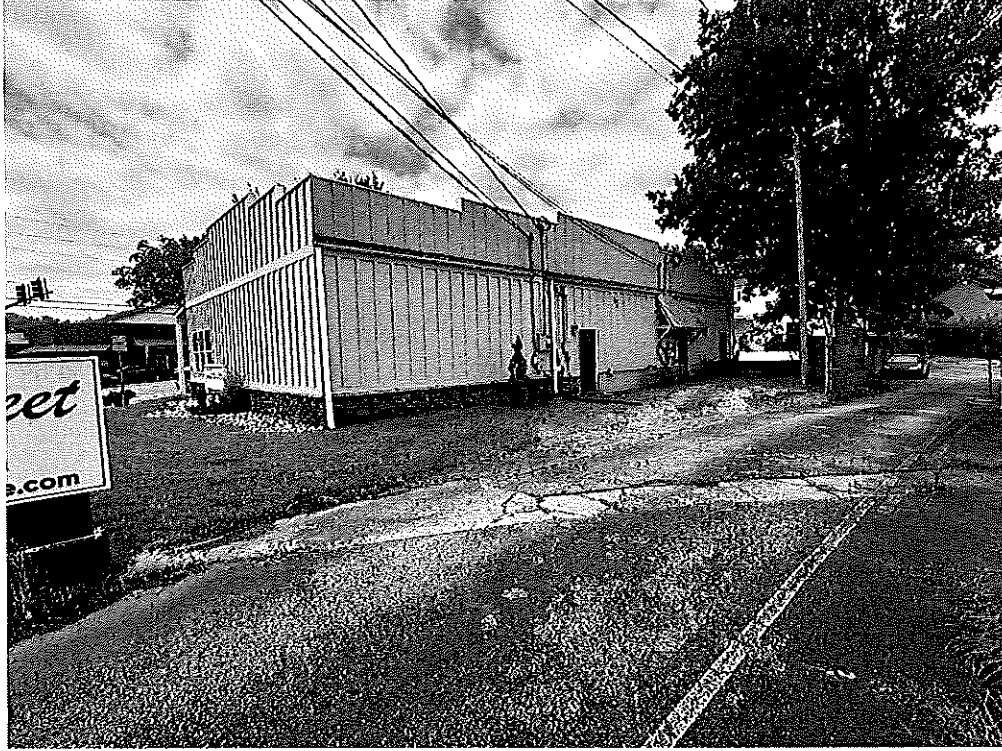
SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST



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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

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**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.