



**CITY OF DAHLONEGA
HISTORIC PRESERVATION COMMITTEE
SPECIAL CALLED MEETING AGENDA
TUESDAY, AUGUST 11, 2020 AT 6:00 PM
ZOOM MEETING**

In compliance with the Americans with Disabilities Act, those requiring accommodation for the Historic Preservation Commission meetings please contact Kevin Herrit at the Community Development Department.

Call to Order

Approval of Agenda

1. July 22, 2020, Zoom Meeting Minutes

New Business

2. COA-20-1 - Lance Bagley of 65 South Park Street Dahlonega, GA is requesting to make a material alteration to the structure located at 65 South Park Street. The material alteration will consist of enclosing the side porch of the structure to create a larger kitchen. Some of the materials used will consist of concrete siding or Masonite siding and three new windows that will be of the same design as the current kitchen window.
3. COA-20-5- Jay Krowicki of 270 Apple Ridge 2 Dawsonville, GA 30534 is requesting to make material alterations to the structure located at 40 Public Square South. The material alterations will consist of the replacement of two 2nd story windows facing Choice Street. They are requesting to replace the windows with a double-hung six (6) over six (6) Aluminum window.

Adjournment



CITY OF DAHLONEGA

HISTORIC PRESERVATION COMMISSION

ZOOM MEETING MINUTES

MONDAY, JUNE 22, 2020 AT 6:00 PM

ZOOM MEETING

In compliance with the Americans with Disabilities Act, those requiring accommodation for the Historic Preservation Commission meetings please contact Kevin Herrit at the Community Development Department.

Call to Order

The Chairman called the meeting to order at 6:00 pm.

Minutes for Approval:

1. February 24, 2020 Meeting Minutes

OLD BUSINESS

COA Cases for Appropriateness: None

NEW BUSINESS

COA Cases for Appropriateness:

2. COA-03-20-0001 - Jay Krowicki of 270 Apple Ridge 2, Dawsonville, GA is requesting to make material alterations of applying a top-coat of roofing membrane and remove and replace 170 linear feet of coping to the structure located at 40 Public Square South.

Mr. Krowicki explained what he was wanting to accomplish with the renovation work to 40 Public Square South. Chris Jackson read the staff report for the COA application at 40 Public Square South. Chris gave a recommendation to approve the changes as applied for in the application.

Motion made by Commission Member Henderson, Seconded by Commission Member Owens to approve the application.

Voting Yea: Commission Member Ratzel, Commission Member Steinberg, Commission Member Henderson, Commission Member Mirakovits, Commission Member Owens

3. COA-03-20-0003 - Marcia Clemmons & Doby McCluskey of 5817 Grant Ford Road Gainesville, GA is requesting to make material alterations of the front canopy to remove and replace with a new canopy that will consist of a wooden frame and ribbed steel metal roofing. Support columns will be wood and electrical lights and outlets will be located on the underside of the roof area. The structure is located at 34 Public Square South.

Mr. McCluskey came forward to present his application for changes to the awning/canopy located at 34 Public Square South. Mr. McCluskey indicated that they will be removing the current awning/canopy and replacing it with a wooden frame and ribbed steel metal roof awning/canopy. He stated that this would be anchored to the brick wall above the transom windows running along the front facade of the building. The anchor point along the front façade will be at the mortar joint to prohibit damage to the brick face of the building. He also indicated that there would be lighting under the awning/canopy concealed within $\frac{3}{4}$ inch pipe attached to the underside of the awning/canopy.

Chris Jackson read his staff report and stated that the original building did not have an awning/canopy and if the building was going to be returned to its original design that the awning/canopy should be removed and left off. However, if the awning/canopy was allowed

to be replaced that the proposed design and materials would be consistent with other awning/canopies in the historic district.

Motion made by Commission Member Steinberg, Seconded by Commission Member Owens to approve the application.

Voting Yea: Commission Member Ratzel, Commission Member Steinberg, Commission Member Henderson, Commission Member Mirakovits, Commission Member Owens

4. COA-20-1 - Lance Bagley of 65 South Park Street Dahlonaga, GA is requesting to make a material alteration to the structure located at 65 South Park Street. The material alteration will consist of enclosing the side porch of the structure to create a larger kitchen. Some of the materials used will consist of concrete siding or Masonite siding and three new windows that will be of the same design as the current kitchen window.

Mr. Bagley presented his request to enclose the side porch and enlarge the kitchen of the structure located at 65 South Park Street. The Chairman then asked Chris Jackson to read the staff report.

Mr. Jackson indicated that the building would lose specific design principals to the structure if the porch was closed in and the windows were altered to resemble the current windows on the front of the house. He stated that the Department of the Interior Preservation briefs and the City of Dahlonaga Design Regulation indicate that if you are adding onto a portion of a historic structure that you should do so in a manner that doesn't mimic the design of the original structure. The new addition should emulate similar materials but should be clearly distinguishable from the original structure and design.

Motion made by Commission Member Henderson, Seconded by Commission Member Steinberg to table the application until the Commissions next meeting.

Voting Yea: Commission Member Ratzel, Commission Member Steinberg, Commission Member Henderson, Commission Member Mirakovits, Commission Member Owens

5. COA-20-2 - Zack Tumlin of 19 East Main Street Suite G, Dahlonaga, GA is requesting to make a landscape alteration to the yard at 83 Choice Avenue. The landscape alteration will consist of a stone staircase on the corner of Choice Avenue and Meaders Street. The proposed staircase will have 21 steps at six inches thick and 18 inches deep with 24 inches of width on each step.

Mr. Tumlin presented his request to install a stone staircase at the corner of Choice Avenue and Meaders Street. He indicated that the staircase would be flanked by solar path lights and landscaping along both sides. The Chairman asked staff to read the staff report on the request to construct a stone staircase at 83 Choice Avenue.

Mr. Herrit indicated that the request from the Mr. Tumlin was in conformity of the Guideline and recommended approval as proposed in the application.

Motion made by Commission Member Steinberg, Seconded by Commission Member Henderson to approve the application.

Voting Yea: Commission Member Ratzel, Commission Member Steinberg, Commission Member Henderson, Commission Member Mirakovits, Commission Member Owens

6. COA-20-3 - Jay Stone of 24 Public Square South Dahlonaga, GA is requesting to make a material alteration to the structure located at 53 West Main Street. The request is to erect and install 36 linear feet of 36-inch-high black iron railing across the front stone patio as safety railing.

Mr. Stone requested to erect and install a 36-inch-high black iron railing for 36 feet along the front of the structure at 24 Public Square South. The Chairman then asked if staff would read their recommendation.

Mr. Herrit indicated that the application met the requirements of the Guidelines for railing in the historic district. Staff recommended approval of the application.

Motion made by Commission Member Owens, Seconded by Commission Member Steinberg for the approval of the application as submitted.

Voting Yea: Commission Member Ratzel, Commission Member Steinberg, Commission Member Henderson, Commission Member Mirakovits, Commission Member Owens

Design and Review of Projects: None

TRAINING AND INFORMATION

Adjournment

The Commission adjourned at 7:00 pm.

NEW KITCHEN ADDITION
AT
ONE OFF MAIN
LANCE AND FIONA BAGLEY
65 S. PARK STREET
DAHLONEGA GEORGIA
(LUMPKIN COUTNY)

OWNER

LANCE AND FIONA BAGLEY
S. PARK ST.
DAHLONEGA , GEORGIA

ARCHITECTURAL DESIGN

QUINN DESIGN CONCEPTS INC.
526 FIRESIDE RIDGE DRIVE
DAHLONEGA GEORGIA 30533
(706) 348-8516

BUILDING AREAS

AREA OF NEW CONSTRUCTION 123/SF
OCCUPANCY GROUP: RESIDENTIAL GROUP R1
SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE;

CONSTRUCTION TYPE V B UNSPRINKLED
UNPROTECTED.

SCOPE OF WORK:

NEW KITCHEN EXPANSION.
PLUMBING WORK- YES
MECHANICAL WORK- YES
ELECTRICAL WORK- YES

STATE CODES AND STANDARDS

(WITH STATE FIRE MARSHAL'S OFFICE AMMENDMENTS)

IBC. RESIDENTIAL BUILDING CODE, 2018 EDITION WITH GEORGIA AMMENDMENTS

IFC. FIRE CODE, 2018 EDITION WITH GEORGIA AMMENDMENTS

IPC PLUMBING 2018 EDITION WITH GEORGIA AMMENDMENTS

IMC MECHANICAL 2018 EDITION WITH GEORGIA AMMENDMENTS

NEC, ELECTRICAL CODE, 2014 EDITION WITH GEORGIA AMMENDMENTS.

INTERNATIONAL FUEL GAS CODE 2012 EDITION WITH GEORGIA
AMMENDMENTS

INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION, WITH
GEORGIA SUPPLIMENTS AND AMMENDMENTS.

GEORGIA 120-3-3 STATE MINIMUM FIRE SAFETY STANDARDS
(EFFECTIVE 01-30-2014)

INDEX OF DRAWINGS

C1 COVER SHEET

A1 ARCHITECTURAL SITE PLAN

A2 EXISTING FLOOR PLAN

A3 PARTIAL DEMOLITION PLAN

A4 NEW KITCHEN LAYOUT AND APPLIANCES

A5 BUILDING SECTION/ CONSTRUCTION DETAILS

A6 EXTERIOR ELEVATIONS.

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Rev: Date By: Description

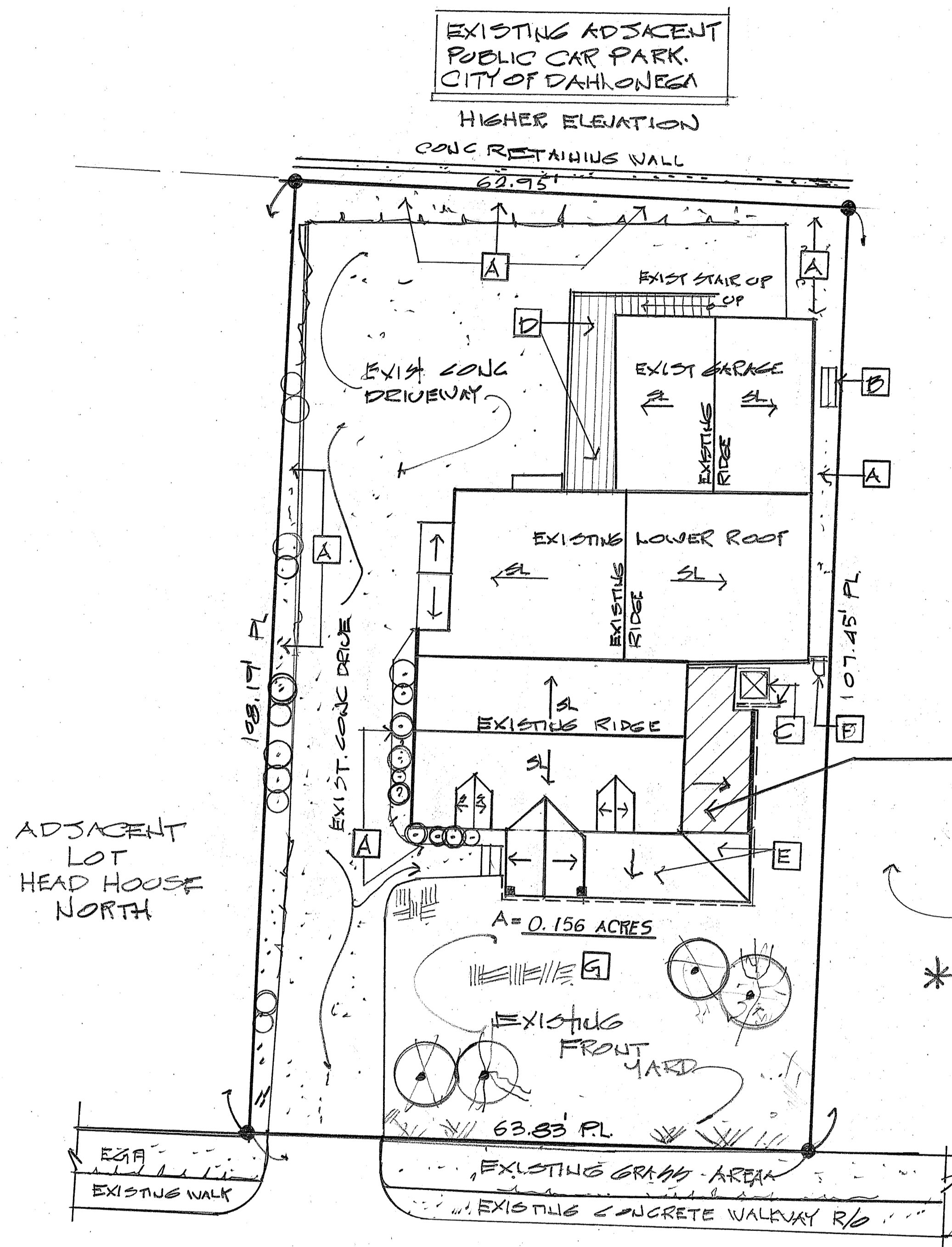
Rev:	Date	By:	Description

LANCE AND FIONA BAGLEY
65 S. PARK STREET
DAHLONEGA, GEORGIA

4-14-20
DRAWN J.Q

C1

REVISIONS	BY

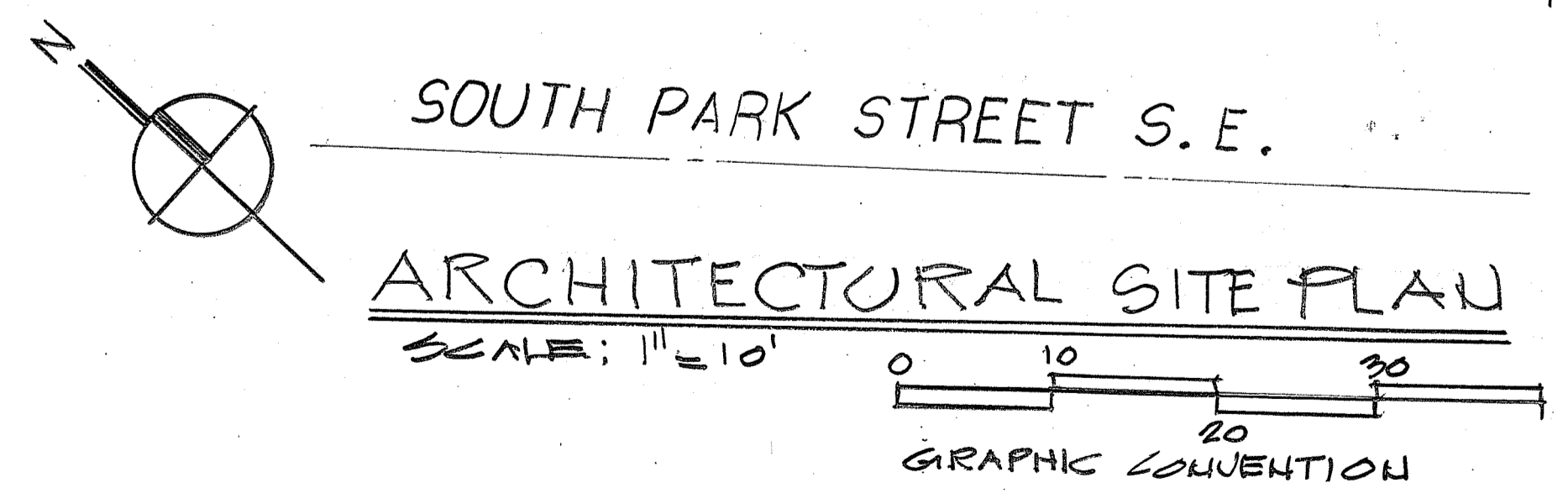
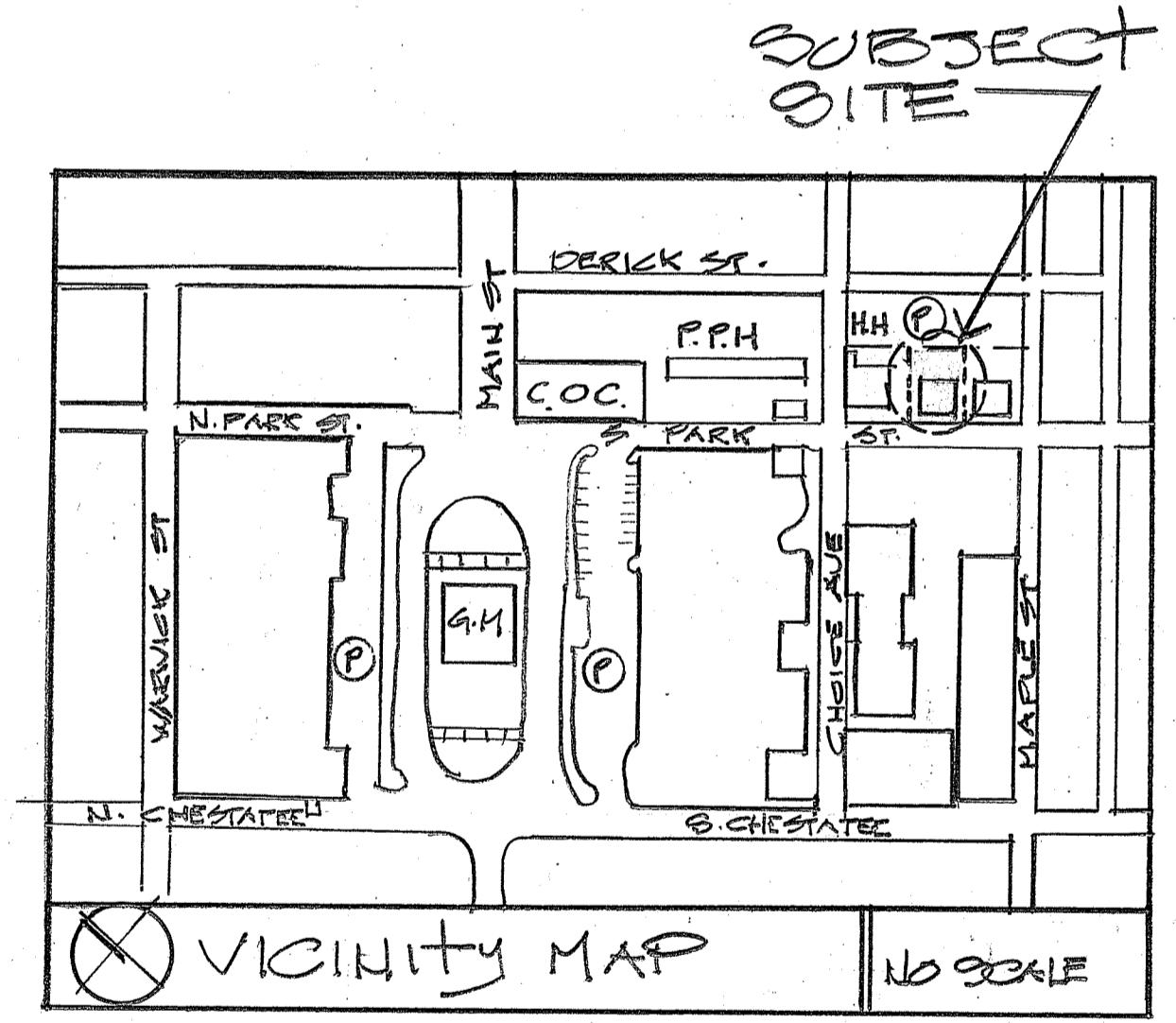


SITE PLAN LEGEND

- KEY DESCRIPTION
- A EXISTING GRASS AREAS.
 - B EXISTING WOOD GARDEN SHED.
 - C EXISTING A/C UNIT WITH WOOD PICKET SCREEN FENCE.
 - D EXTERIOR WOOD BALCONY ABOVE.
 - E EXISTING DECK HIP ROOF.
 - F EXISTING SIDEYARD ACCESS AND PRIVACY FENCE.
 - G EXISTING FRONT YARD

DENOTES: LOCATION OF NEW KITCHEN EXPANSION UNDER EXISTING ROOF AREA= 123/FT²

* THERE WILL BE NO EXISTING SITE CHANGES 65 SOUTH PARK ST. DAHLONEGA GA



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 quindesign@gmail.com

KITCHEN RENOVATION FOR:
 LANCE AND FIONA BAGLEY
 65 S. PARK STREET.
 DAHLONEGA, 30533

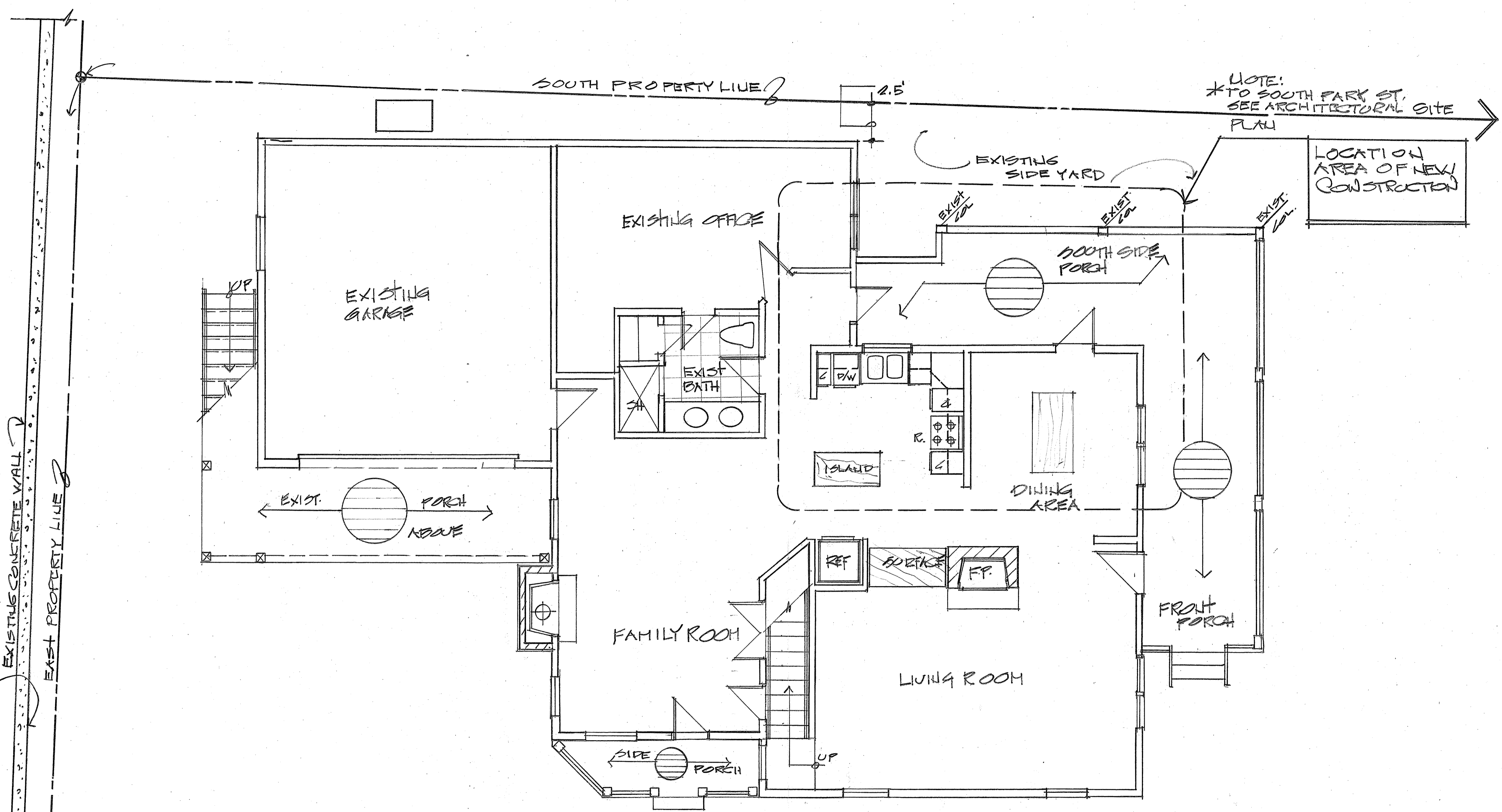
DRAWN	J. QUINN
CHECKED	JR
DATE	4-12-2010
SCALE	AS SHOWN
JOB NO.	
SHEET	A-1
OF SHEETS	6

REVISIONS	BY

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 quinn@quinn-design.com

KITCHEN RENOVATION FOR:
 LANCE AND FIONA BAGLEY
 65 S. PARK STREET.
 DAHLONEGA, 30533

DRAWN J. QUINN
CHECKED JQ
DATE 4-14-2020
SCALE AS SHOWN
JOB NO.
SHEET A-2
OF SHEETS 7



EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

ELEVATED EXISTING PUBLIC PARKING

EXISTING CONCRETE WALL
 EAST PROPERTY LINE

SOUTH PROPERTY LINE

NOTE:
 *TO SOUTH PARK ST.
 SEE ARCHITECTURAL SITE
 PLAN

LOCATION OF NEW CONSTRUCTION

EXISTING OFFICE

EXISTING GARAGE

EXIST BATH

EXISTING SIDE YARD

SOUTH SIDE PORCH

EXIST. PORCH REAR

DINING AREA

ISLAND

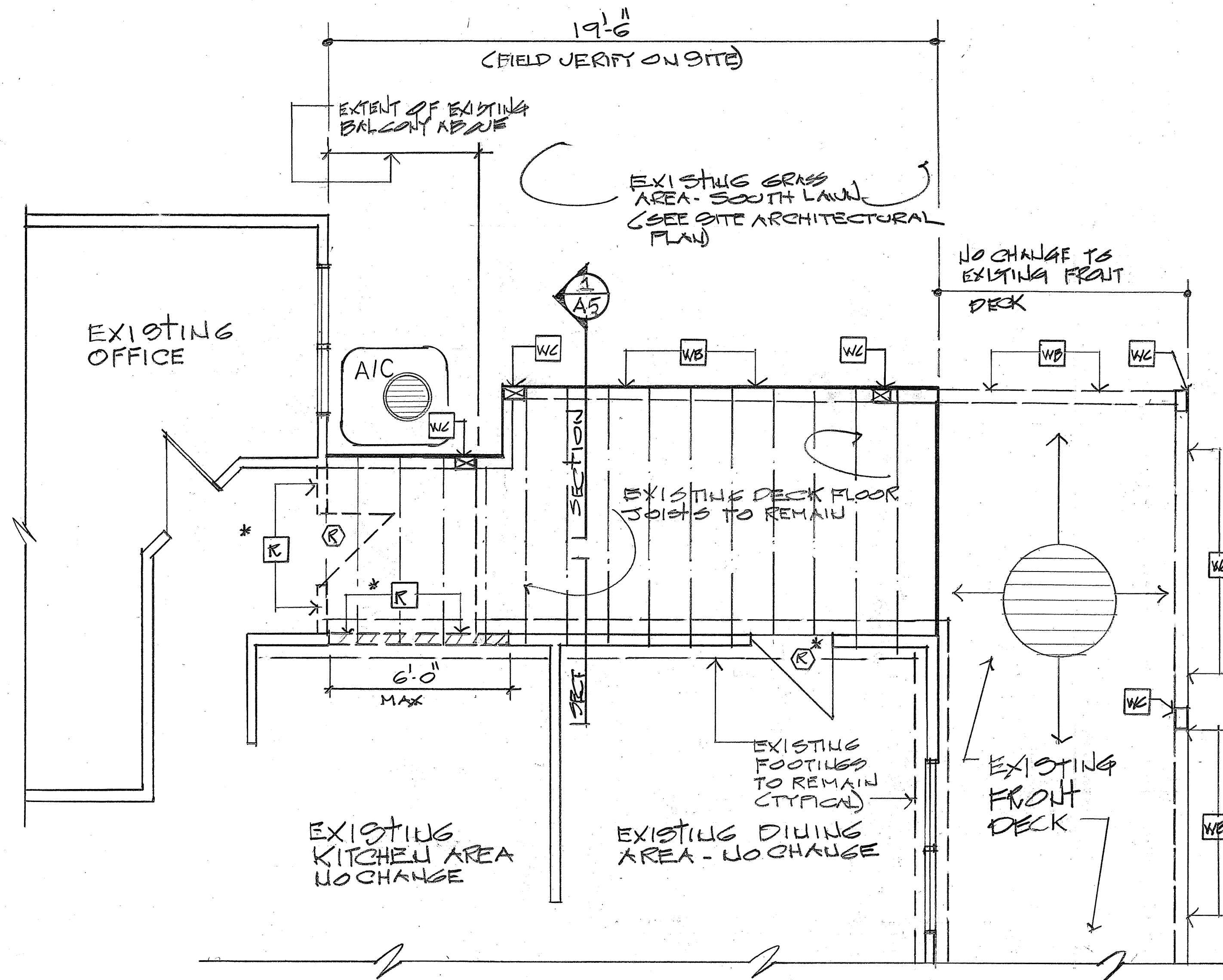
FRONT PORCH

FAMILY ROOM

LIVING ROOM

SIDE PORCH





LEGEND - KEY

MARK	DESCRIPTION	NOTATIONS
WC	WOOD EXTERIOR COLUMN TO REMAIN	
WB	EXISTING WOOD BEAMS TO REMAIN	
R	REMOVE EXISTING WALL PORTIONS	
R	REMOVE EXISTING EXTERIOR DOOR	
R	EXISTING EXTERIOR DOOR SWING TO BE REVERSED TO SWING INWARD	

REMARKS: ||||| DENOTES EXISTING KITCHEN EXTERIOR PORTION OF WALL TO BE REMOVED - TEMPORARY SHORE AS REQUIRED

KEY PLAN - REFER TO SHEET A1
SCALE: 3/8" = 1'-0"

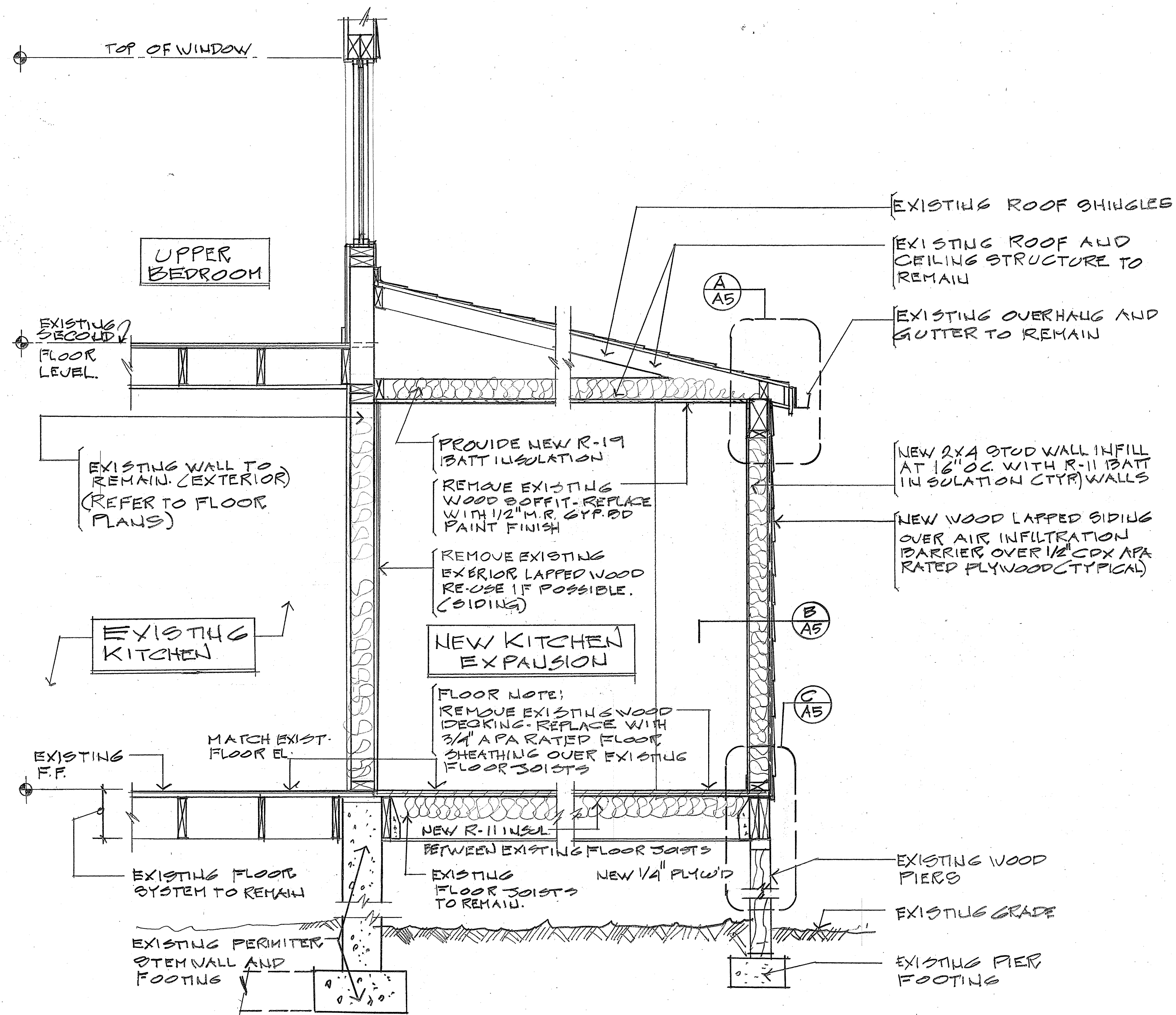
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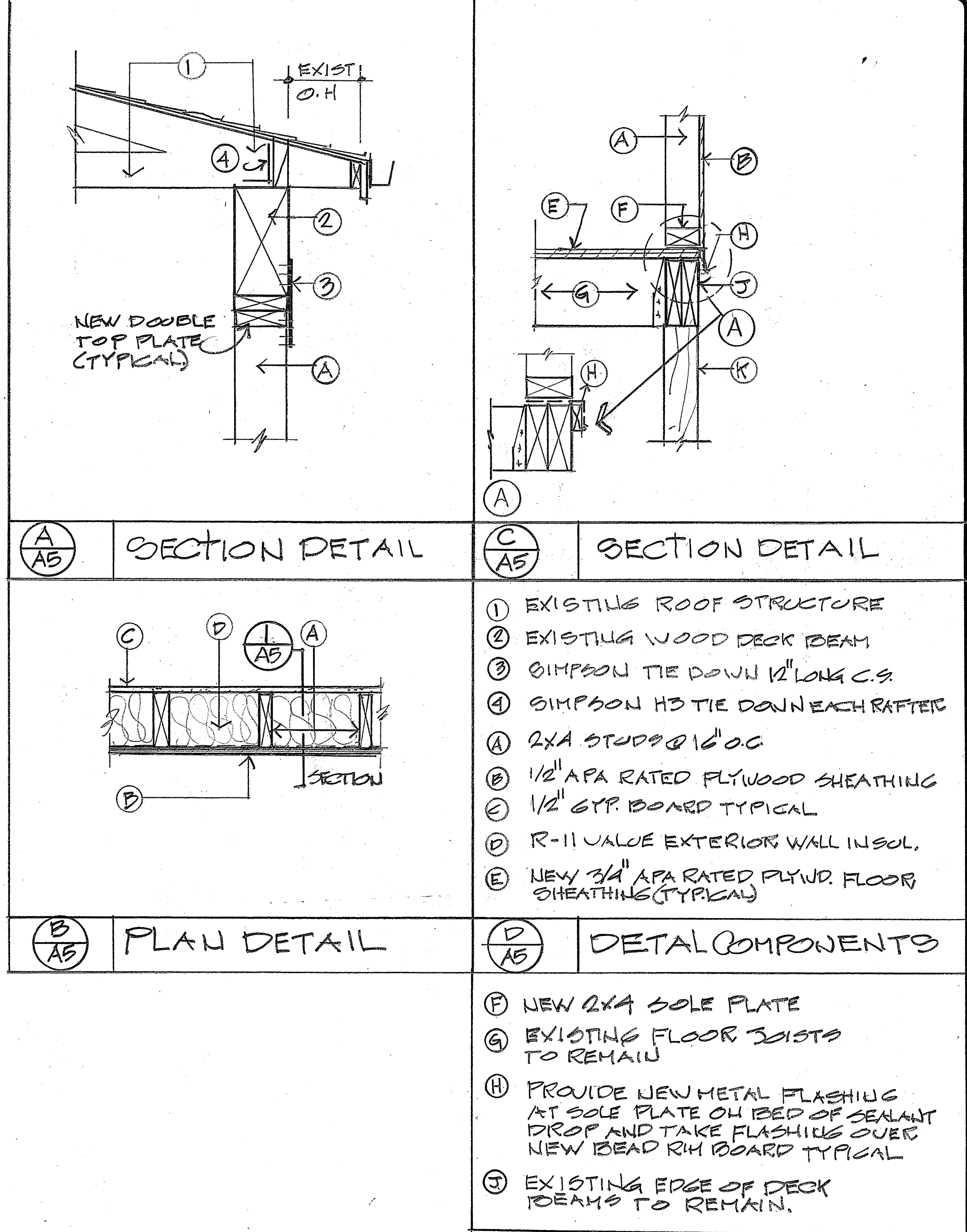
KITCHEN RENOVATION FOR:
LANCE AND FIONA BAGLEY
65 S. PARK STREET.
DAHLONEGA, GA 30533

DRAWN: J. STANWELL
CHECKED: JSB
DATE: 4-14-2020
SCALE: AS SHOWN
JOB NO.

SHEET
A-3
OF SHEETS



1
A5
TYPICAL CROSS SECTION
SCALE: 1/2" = 1'-0"



STRUCTURAL NOTES

- GENERAL
 - A. ALL WORK SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) WITH STATE OF GEORGIA AMENDMENTS.
 - B. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO FABRICATION OR INSTALLATION.
- DESIGN LOADS
 - A. ROOF LIVE LOAD = 20 PSF
 - FLOOR LIVE LOAD = 40 PSF
 - B. WIND VELOCITY = 90 MPH
- CONCRETE
 - A. CONCRETE WORK SHALL CONFORM TO ACI 318.
 - B. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE CONFORMING TO ASTM C33 AND SHALL DEVELOP A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 - C. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
 - D. WELDED WIRE MESH SHALL CONFORM TO ASTM A185.
 - E. EDGE OF FOUNDATION SLAB ON GRADE TO BE FORMED.
 - F. PROVIDE MINIMUM 3" CONCRETE COVER FOR STEEL REINFORCING WHERE CONCRETE IS PLACED AGAINST EARTH. PROVIDE MINIMUM 1 1/2" COVER WHERE CONCRETE IS PLACED AGAINST FORMS. PROVIDE MINIMUM 3/4" COVER FROM TOP OF FOUNDATION SLAB.
- WOOD
 - A. ALL WOOD FRAMING CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE 2012 IBC SECTIONS 2303 AND 2304.
 - B. ALL WOOD FRAMING MATERIAL SHALL BE NO. 2 SOUTHERN YELLOW PINE.
 - C. ORIENTED STRAND BOARD (OSB) OR PLYWOOD WALL SHEATHING SHALL BE MIN 7/16 INCH APA RATED EXPOSURE 1. ROOF SHEATHING SHALL BE MIN 9/16 INCH APA RATED EXPOSURE 1. ROOF AND WALL SHEATHING SHALL BE FASTENED TO SUPPORT FRAMING WITH 10D COMMON WIRE NAILS SPACE 6 IN O.C. AT PANEL EDGES AND 12 IN O.C. AT INTERMEDIATE SUPPORTS.
 - D. METAL WOOD FRAMING CONNECTION HARDWARE, SUCH AS RAFTER HANGERS AND HURRICANE TIES SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE, OR EQUAL.

REVISIONS	BY

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KITCHEN RENOVATION FOR:
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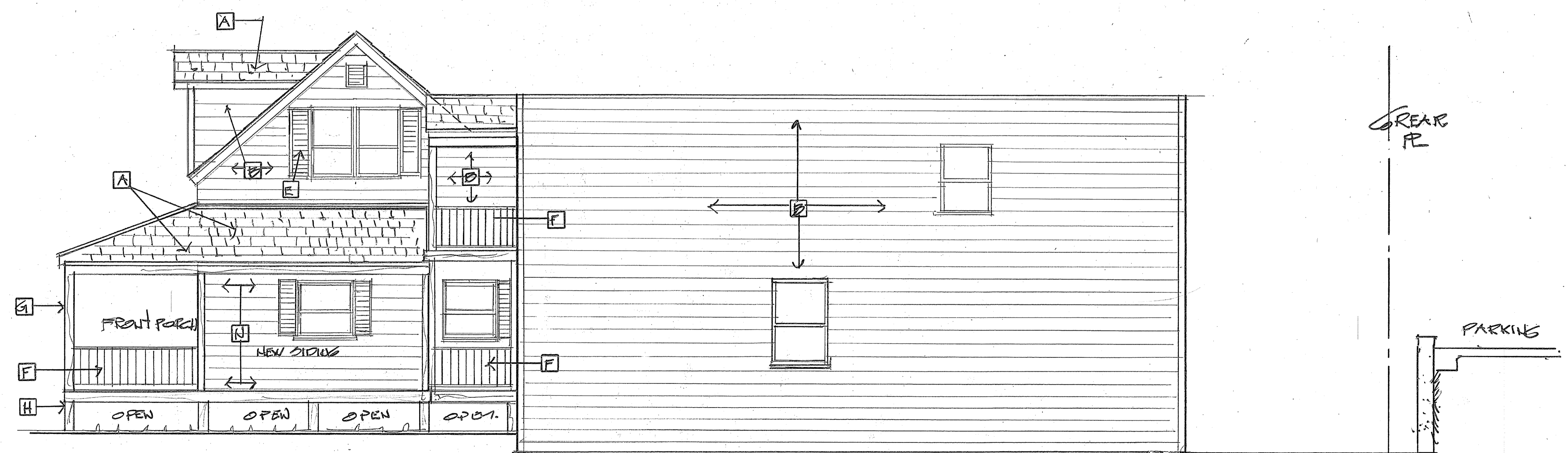
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DATE A-12-2008
SCALE AS SHOWN
JOB NO.



FRONT ELEVATION SCALE: 1/4" = 1'-0"
PARK STREET.

Exterior Materials Schedule

- A. Existing Architectural Shingles
- B. Existing Horizontal Lapped Wood Siding
- C. Existing Corner Trim
- D. Existing Soffit and Fascia
- E. Existing Decorative Window Shutters
- F. Existing 2x2 Picket Porch Guard Rails
- G. Existing Porch Wood Columns
- H. Existing Pier Columns to Existing Grade
- I. Existing Porch Perimeter Wood Beam



SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY

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KITCHEN RENOVATION FOR:
LANCE AND FIONA BAGLEY
65 S. PARK STREET,
DAHLONEGA, GA 30533
EXISTING FIRST FLOOR PLAN
EXISTING SECOND FLOOR PLAN

DRAWN J. QUINN
CHECKED J. QUINN
DATE 4-14-2020
SCALE AS SHOWN
JOB NO.
SHEET A-6

**City of Dahlonega Historic Preservation Commission (HPC)
Certificate of Appropriateness (COA) Review
June 22, 2020 HPC Meeting**

Applicant: Lance Bagley
Property Address: 65 S Park Street
Property Zoning: CBD – Central Business District
Property Type: Commercial

Project Summary:

The referenced application proposes enclosing a portion of the wrap-around porch attached to the front (west) and side (south) of the original portion of the house at 65 South Park Street. The proposed addition is to be used as a kitchen. The enclosure is to extend from the existing southwest corner of the house to the south extent of the porch's shed roof, effectively extending the front façade's first-floor plane approximately 7'-9" to the south. The existing shed roof over the porch as well as the porch's foundation are to be retained and incorporated into the structure for the enclosure. The application proposes no alteration to the roof shape, size, configuration, or material composition. Where exterior walls will be added, the porch supports will be replaced with studs. The proposed enclosure is to include three window openings—one with two double-hung sash windows on the front façade, and two on the side (south) façade. All new exterior walls are to be covered with hardy plank clapboard siding to match the rest of the building. There are no site changes or alterations to vegetation or walkways proposed.

The proposed enclosure will be clearly visible from the public right-of-way within the historic district from points along South Park Street between Maple Street and Choice Street.

Architectural description and distinguishing features of 65 South Park Street:

The subject property is one block southeast of Dahlonega's historic town square in the Historical Business District. The property includes a house first constructed in c. 1938 with a large contemporary addition on the rear. The owners operate a bed and breakfast, known as One Off Main B&B, in the house.

The original Colonial Revival-style, one-and-a-half-story, side-gabled house is located near the center of the lot. It has a symmetrical front (west) façade with centered front door and flanking double-hung windows on the first floor. The second story includes two forward-facing wall dormers symmetrically located on either side of the front facade. The front door is accessed via a covered front porch that wraps around the south side of the house. A forward-projecting gabled roof covers the front door, and a shed roof covers the rest of the wrap-around porch.

There is a large two-story addition attached to the back-right of the original block of the house. The addition includes a garage at the rear. There is a first-floor exterior door on the front (west) façade of the addition that is accessible from the porch that wraps around the south side of the original block.

Both the original block and addition have hardy plank clapboard siding and contemporary double-hung sash windows. All roofs are asphalt shingle.

The subject property is a contributing resource in a residential portion of the historic district. **According to *Historic Building Types and Styles (2.2) of the Dahlonega Historic District Design Guidelines (DDGs)*, the**

following features of the property help define the character of the residential area in which the house is situated:

- Central siting of house on residential lot in the periphery of the commercial core;
- Orientation toward street and setback affording front yard;
- One- to two-story massing that does not overwhelm lot size and adjacent residential properties;
- Clapboard siding; and
- **Prominent front porch that wraps around side façade.**

Analysis of proposed work based on applicable Dahlonga Historic District Design Guidelines (DDGs):

1.0 Introduction:

- *Certificate of Appropriateness* (1.1) – The proposed work constitutes an addition to an existing building in the historic district and, therefore, requires a Certificate of Appropriateness (COA).
- *The Secretary of Interior’s Standards for Rehabilitation* (1.5) – **The existing wrap-around porch on the house at 65 S Park Street is a character-defining feature of the building and the proposed addition will alter it significantly.** The following *Standards* are applicable:
 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 9. New addition, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. **The new work shall be differentiated from the old** and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2.0 Dahlonga’s Historic Districts:

- The subject property is a contributing resource in a residential portion of the Central Business District.
- The wrap-around porch is a character-defining feature of the subject house and, subsequently, the historic district.
- The proposed project will result in alteration of the appearance of the wrap-around porch and will be visible from the public right-of-way.
- **Consider the following statement from page 22 of the DDGs: “The importance of porches in Dahlonga cannot be stressed enough and every effort necessary should be undertaken to ensure their proper maintenance and preservation.”**

3.0 Setting and Site Features:

- The proposed work constitutes no alteration to the appearance or functionality of the existing setting and site features and, therefore, adheres to 3.0 of the DDGs.

4.0 Building Exterior:

- *Foundations* (4.1) – The existing porch foundation (frame, post-and-beam structure) is to be retained, and the proposed work will not alter the house’s foundation.
- *Windows and Doors* (4.2) – Two first-floor windows, on the south façade of original portion of the house, and an exterior door, on the west façade of the large rear addition, are to be enclosed. The referenced windows *may* be character-defining but are on a secondary façade. The referenced door is not original or character-defining. The following DDGs apply:
 - 4.2.14 For new additions, windows should be similar in size, scale and proportion, material, and detail to windows on the historic structure. Use of thermal pane windows with simulated divided light (where a muntin grid is glued over a thermal glass “sandwich” and cannot be removed” will be considered on a case-by-case basis.
- *Porches and Entrances* (4.4) – On page 62, the DDGs state that “Front porches are perhaps the most character-defining elements of the historic district. Nearly all buildings within the historic district feature front porches. ... Entrance ways, along with porches, are often the primary focus of a building’s front façade. As such, these features are largely representative of Dahlonge’s visual identity.” **While the proposed work will result in enclosure of a portion of the house’s character-defining, wrap-around porch, there will be no change to the existing front door or the porch’s roofline. The existing balustrade and porch supports will be removed. The proposed enclosure is on the side of the house, but will be clearly visible from the public right-of-way.** The following DDGs are applicable:
 - 4.4.1 Retain, preserve, and maintain character-defining features of porches and entrance ways original to buildings. This includes consideration of any features of the porch or entrance way railings, posts, balusters, floors, foundation supports, stairs, doorways, transoms, and porch roofs. Deteriorated features, such as columns, brackets, spindle work, or balustrades should be replaced in-kind.
 - 4.4.6 Enclosing front porches and entrance ways in any manner disrupts the traditional appearance of a building, and subsequently detracts from the design character of the district. Therefore, enclosing these areas is strongly discouraged.
- *Roofs* (4.5) – All existing roofs are to remain in place and no additional roofs are to be added.
- *Exterior Walls and Trim* (4.6) – On page 69, the DDGs state that “the form, materials, and details of exterior walls can contribute to a building’s historic character. Bays and siding materials contribute to the diversity of wall forms in the district. Pattern, scale, texture, color, and the detail of historic wall materials characterize buildings in the historic district.” **The proposed siding material and profile (hardy plank clapboard) match that of the existing building. Enclosing the porch will, however, alter the symmetry of the 3-bay front façade.**

5.0 New Construction and Additions:

- *New Additions* (5.2) – On page 95, the DDGs state:

To increase the size or functionality of their properties, property owners often construct additions to existing structures. New additions should be designed to be compatible with the existing building in mass, materials, color, and relationship to exterior wall voids. Additions should be discernible from the original. It is inappropriate to make additions appear to be part of the original building. The size and scale of the addition should not diminish or visually overpower the existing building. In historic districts, additions to properties can compromise historic value if they do not correspond to guidelines that are intended to minimize their visual impact in terms of scale, size, building envelope, and massing.

- **NOTE:** *Historic Preservation Brief #14: New Exterior Additions to Historic Buildings*, published by the National Park Service, provides specific guidance to those designing and evaluating new additions to historic resources.

Regarding new additions to historic buildings, the DDGs align directly with the *Secretary of the Interior's Standards for Rehabilitation*. The following DDGs apply, portions in bold are of particular importance to the referenced application:

5.2.1 New additions should be designed to be compatible with the existing building in mass, materials, color, and relationship to exterior wall voids. Additions should be discernible from the original. It is inappropriate to make additions appear to be part of the original building. **The size and scale of the addition should not diminish or visually overpower the existing building.**

5.2.2 All new additions to buildings within the historic district should comply with the Secretary of the Interior's Standards, particularly Preservation Brief No. 14.

5.2.4 The historical character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5.2.5 Each property shall be recognized as a physical record of time, place, and use. **Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

5.2.6 New additions should be constructed with the least possible loss of historic fabric and so that the character defining features of buildings are maintained.

5.2.11 **Locate new additions on inconspicuous elevations such as side elevations that are not visible from the street. Additions should generally be inset from the corners of the historic or original portion of the structure or otherwise joined to the existing building in such a manner that illustrates that is an addition and not part of the earlier construction.**

5.2.12 Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or overpower the historic building. New additions should not visually or physically overwhelm the original building with the location, scale, height, or ornament of the additions.

5.2.13 It is not appropriate to construct an addition if it detracts from the historic character of the building, the site, or the district.

General Comments Regarding Design Details for the Proposed Project:

The referenced application proposes enclosing the side portion of the wrap-around porch—a feature that is clearly visible from the public right-of-way. **The DDGs and the *Secretary of the Interior's Standards* explicitly state that it is not appropriate to alter porches that are character-defining and highly visible.** While the proposed enclosure is to be attached to a secondary façade and no alterations will occur to the existing porch roof, the house's appearance will be altered significantly if the side porch is enclosed.

If built as proposed, the front façade of the original portion of the house will be extended to the south, establishing a new front corner on the first floor. Altering the front façade in such a way does not adhere to the guidance outlined in the DDGs for *New Construction* (5.2), specifically 5.2.1, 5.2.2, 5.2.5, and 5.2.11.

The size and scale of the proposed enclosure will not overwhelm the existing building or site; however, as proposed, the enclosure will not be differentiated from the original building. By continuing the plane of the front façade to a new corner, it may no longer be possible to identify the historic portion of the building.

Preservation Brief #14, which is adopted as code in DDG 5.2.2 (quoted above), explains that “a new addition to a historic building should protect those visual qualities that make the building [significant].”¹ It is recommended that the HPC and applicant consider ways in which the proposed addition can be differentiated from the primary façade. This may be done by simply setting the front (west) façade of the addition back a few inches from the existing front plane.

Regarding the proposed window on the addition’s front façade, the use of a set of double-hung sash windows (to match the house’s existing windows) centered on the front of the enclosure will affect the rhythm and symmetry of the existing front façade. The existing first-floor front includes three bays with a centered entry and flanking windows. The proposed enclosure will alter the façade’s symmetry and result in a ‘heavier’ right (south) side. It is recommended that the HPC and applicant consider the use of a smaller window, and/or alternative window types that may visually differentiate the addition from the original façade.

Recommendation:

Based on the DDGs, the proposed addition constitutes a significant alteration to appearance of a prominent façade of the house at 65 South Park Street. **While the size, scale, and material composition of the proposed enclosure is unobtrusive and may be declared appropriate, its location in the front corner of the house and on a character-defining porch may adversely affect the historic character of the property and district.** See DDGs 4.4.1, 4.4.6, and 5.2.1. Furthermore, as proposed, the enclosure will not be differentiated from the historic portion of the house. See DDGs 5.2.2, 5.2.5, and 5.2.11.

Therefore, the proposed work does not adhere to the DDGs and denial of the referenced application is recommended.

Although there may be inappropriate aspects of the proposed project, as identified in this report, *the DDGs “are not intended to restrict or limit construction or reconstruction in terms of use or size, but to offer design guidance to ensure the integrity of Dahlonaga’s historic presence.”*² After reviewing the referenced application, I recommend that the HPC and applicant consider alternative locations for the kitchen addition, such as attached to a rear or other secondary façade. If it is determined that no other location is feasible due to issues related to cost and/or functionality, I recommend considering alternative designs that will differentiate the addition. I suggest the HPC and applicant consider the use of different exterior materials, window location and configuration, and designs that separate the addition from the plane of the existing front façade.



Chris Jackson, Historic Preservation Specialist, WLA Studio, Athens, GA
June 17, 2020

¹ *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*, NPS, p. 4.

² *Dahlonaga Historic District Design Guidelines*, p. 7.

DATE: August 11, 2020
PETITIONER: Jay Krowicki
ADDRESS: 78 Dawson Village Way N.
CITY: Dahlonega, GA 30533
TELEPHONE: 678-617-6033
CASE NO: COA-20-5
PROPERTY LOCATION: 40 Public Square South

Nature of Request

Jay Krowicki has requested to install an aluminum window on the rear of the structure located at 40 Public Square South. This window will be of the same design as the existing window and will consist of 6 over 6 windowpanes. The zoning district for this property is Historic Business District (B-3) and currently operates as a retail shop.

Staff Comments

The staff has reviewed the current HPC Guidelines and find that section 4.2 Windows and Doors subsection 4.2.7 states that non-traditional materials such as aluminum and vinyl are discouraged. This structure was remodeled and altered on the rear of the second floor

Finding & Recommendation

Staff finds that the replacement of the aluminum 6 over 6 window on the rear of the second story at 40 Public Square South is not concurrent with the Dahlonega Historic District Design Guidelines and particularly section 4.2.7. However, this will replace the window that is currently an aluminum window and would be replacing same as material.

Staff recommends that the application be approved as submitted.

Community Development Director