



# CITY OF DAHLONEGA

## Council Work Session - Amended Agenda

November 21, 2022, 4:00 PM

Gary McCullough Council Chambers, Dahlonaga City Hall

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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 - To be an open, honest, and responsive city, balancing preservation, and growth, and delivering quality services fairly and equitably by being good stewards of Dahlonaga's resources.

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### OPEN MEETING

### APPROVAL OF AGENDA

### BOARDS & COMMITTEES:

1. Cemetery Committee—October 2022  
Chris Worick, Committee Chairman
2. Downtown Dahlonaga End of Year Work Plan Update  
Ariel Alexander, Downtown Manager

TOURISM: Sam McDuffie, Tourism Director

### DEPARTMENT REPORTS:

3. City of Dahlonaga Police Department – October 2022  
George Albert, Chief of Police
4. Community Development – October 2022  
Jameson Kinley, Planning and Zoning Administrator
5. Finance and Administration Department – October 2022  
Allison Martin, Finance Director
6. Public Works—October 2022  
Mark Buchanan, PW Director/City Engineer
7. Water & Wastewater Treatment Department Report October 2022  
John Jarrard, Water/Wastewater Treatment Director

### ITEMS FOR DISCUSSION:

8. Historic Preservation Study 2021  
Jameson Kinley, Planning and Zoning Administrator
9. 2023 Agreement for Tourism Development Services  
Allison Martin, Finance Director
10. Resolution 2022-17 - FY2022 Year-end Budget Amendment  
Allison Martin, Finance Director
11. Recycling Discussion  
Mark Buchanan, Director of Public Works
12. City Council Retreat - Dates and Content

JoAnne Taylor, Mayor

13. Executive Session - Land Acquisition

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments

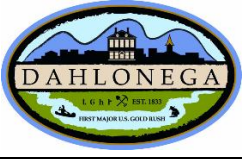
City Manager Comments

City Attorney Comments

City Council Comments

Mayor Comments

ADJOURNMENT



# Department Report

Report Title: Cemetery Committee—October 2022

Report Highlight: September 30, 2022

Name and Title: Chris Worick, Committee Chairman

Recently Completed:

- New section for future burial plots has been staked off in Memorial Park.
- Surveillance camera placed near entrance of Mt. Hope.

Underway:

- Partnering with UNG Appalachian Studies Fall semester class.
- Restoration of the Mount Hope Courtenay grave. Before and after photos should be in next month's report. See existing photos below.



- Cemetery-wide grass and stone maintenance throughout Memorial Park by City staff.



Upcoming:

- Mount Hope Cemetery Fall cleanup is scheduled for November.

## Downtown Dahlonega 2022 Strategic Work Plan Mid-Year Update

### Goal 1: Repair and preserve downtown buildings

Task	Progress	Board & Staff Member Assigned
Perform a “walkabout” with the Main Street/DDA Downtown Dahlonega Board, Council, and HPC to identify properties in need of rehab or repair.	Completed: Will review comments further at Retreat but selected the following immediate projects: Board members pursue buy-in from property and business owners to apply for façade grant Price and purchase a flashing crosswalk system to be installed at the E. Main Dry Cleaners location	Amy Thraillkill Ariel Alexander
Seek a bank of preservation experts to review historical photos for rehab/repair advice.	Joel and Mary compiled this list. Ariel has shared with several new property owners.	Joel Cordle Mary Csukas
Educate property owners on the available façade, fire prevention, and history plaque grants.	Applications have been updated on the DDA website to reflect the incentive increase. Downtown business packets were distributed with all application information. 3 applications have been received since this improvement.	Tony Owens Skyler Alexander
Prepare a database of local contractors who have successfully performed restoration work on downtown buildings in the last 10 years and make it available to property owners who need contractors for repairs	The Community Development Department under Jameson Kinley and Miki Mullis is researching past COAs given to local contractors with the qualifications outlined on our task list for past restoration work in Downtown Dahlonega. Will need approval from the City Manager and assistance from IT department to show on website; The first step in this process is a 6-month timeline with monthly updates from Miki Mullis.	Joel Cordle Mary Csukas
Purchase additional benches for targeted areas (E. Main, N. Grove, Head House)	The benches and garbage cans are purchased but the expected arrival is much later than anticipated. We have a map of proposed locations and will contact property owners whenever benches are delivered.	Tony Owens Mary Csukas
Add more shade trees, plants, and small pockets of green space to increase the visual appeal of East Main, South Chestatee, and North Grove.	Currently in conjunction with the bench project. We could also consider using funds to purchase replacement trees for the immediate square area, as identified by Public Works.	Ryan Puckett Mary Csukas
Partner with city public works to freshly paint crosswalks, add “painted sidewalk stripes” where needed, add crosswalk lighting, and replace damaged crosswalk signage - all to improve pedestrian safety.	Sidewalk repair and striping are ongoing with Public Works which identifies specific sidewalk project areas as capital projects under the five-year capital projects budget; Mark and his department are responsible for our sidewalks and understand pedestrian safety and will report quarterly on the progress in this area.	Joel Cordle Mary Csukas



## Goal 2: Preservation Education

Task	Progress	Board Member Assigned
Implement a public art initiative that highlights Dahlongega history. This will include downtown selfie spots.	Selected to receive the Georgia Mural Trail Grant. Should receive contract to sign on 11/7/22. Interest from Kilwin's for a mural after their façade is improved. Could also use TPD funds to implement more public art.	Tony Owens Skyler Alexander
Develop and distribute 6 or more preservation stories and develop and install new "Dahlongega Stories" plaques, including one at the Head House.	10 letters were sent out to property owners encouraging their participation. Head House write up and plaque work underway, will be installed at Grand Opening.	Ryan Puckett Ariel Alexander
Visit and partner with the Historical Society to find historical pictures of downtown for a "Throwback Thursday" Social Media campaign.	All photos have been shared from the historical society and Throwback Thursday posts are shared weekly. Completed and maintained!!	Joel Cordle Skyler Alexander
Collaborate with University of North Georgia to digitize and share historic copies of the local newspaper – focusing first on downtown buildings and businesses	Met with UNG Historian on 5/24. Got access to Archive Space Public Interface, as well as assistance from UNG's historian for access to archived photos/newspaper clippings. Used to support Throwback Thursday campaign.	Wendi Huguley Ariel Alexander
Create education program for local school system bring local children and their families downtown and become involved – focus on Historic Preservation Month (May) and downtown buildings and/or art for selfie spots.	Reaching out to other Main Street Programs in the state for comparable programs. Researching age-appropriate walking tours/field trips to propose to elementary/middle/high schoolers. Hosting the 2023 Lumpkin Youth Leadership class on November 15.	Amy Thrailkill Ariel Alexander
Revive and update the walking tour promotional materials for "Dahlongega Stories" and the Historic District.	Walking Tour brochures were updated and distributed to the Visitor's Center. More are being ordered for individual business distribution. Have a meeting with STQRY, a virtual tour and mobile app company on 11/21/2022 to price a digital walking tour.	Wendi Huguley Ariel Alexander

**Goal 3: Retain, expand, and recruit businesses for the downtown district (retail, entertainment)**

<b>Task</b>	<b>Progress</b>	<b>Board Member Assigned</b>
Develop or sell 147 North Park Street property.	The next step in this process requires action by the City Manager. Sub-committee was formed but still requesting direction from Council and City Manager.	Amy Thrailkill Mary Csukas
Proactively work with business owners on community programs while also including the Chamber of Commerce.	Implemented “Main Street Movies”, and a new sponsorship program to increase our frequency of such programs. Ordered new signage for better on-street advertising. Staff attends DDBA & Tourism meetings monthly, as well as all other event committee meetings.	Tony Owens Skyler Alexander
Assist downtown businesses with marketing and promotion efforts, including special focus on local resident and UNG consumers	Meeting with UNG to develop marketing strategies/opportunities. Also working with UNG Student Involvement to promote downtown to students/faculty. Working with Residence Life on cross-promoting events.	Wendi Huguley Ariel Alexander
Use data from Community Survey, Ga. Power ESRI retail leakage report, identify types of businesses needed, & provide data to current and prospective business owners (expanding, recruiting).	Working with Community Development Manager at Georgia Power to process this information.	A.C. Moore Ariel Alexander
Recruit a boutique grocery/beverage market w/tasting room, café) (ask existing area markets about expansion to downtown).		Amy Thrailkill Mary Csukas
Get essential info on each vacant property from owners and use it to populate an up-to-date property inventory.	This list has been created. Information is reflected is posted to the DDA website for public access.	Donna Logan Ariel Alexander
Maintain a “waiting list” of prospective businesses to hook up with owners.	Ariel has a list of interested businesses.	Donna Logan Skyler Alexander
Contract with a parking management consultant to create a visitor-based parking education program including stronger signage & marking.	New parking signage has been ordered (light pole banners and in-street signage). Still have A-frame signs scattered around town. Going to see if STQRY can also help with a digital parking map.	A.C. Moore Ariel Alexander
Research and develop a parking shuttle for ease of access to downtown, use of university parking deck, and city lots.	Parking Committee meets again on November 18, a discussion about shuttles will be revisited.	Joel Cordle Mary Csukas



## Department Report

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Report Title: City of Dahlonega Police Department – October 2022

Report Highlight: Officer Weeks CPR medical assist, Officer Kupari commendation, October is Domestic Violence Awareness Month.

Name and Title: George Albert, Chief of Police

Recently Completed

- Attended District 9 Chief training at Lanier Tech in Gainesville
- Gold Rush Event in Downtown Dahlonega
- “Local Leader Reader” for the Annual Pre-K Program Read to Kids, White Oak Academy Daycare
- October is Domestic Violence Awareness Month. The City of Dahlonega PD renews its commitment to end domestic violence and its brutal and destructive effects on communities.
- Training and outreach from No One Alone (NOA). Through cooperative efforts, the City of Dahlonega PD will work to provide essential needs for victims of Domestic Violence
- Halloween Event downtown (Scares on the square)
- Visit Emergency Services (911 center) and show appreciation for the continued support they effortlessly provide to our officers and citizens of the city

Underway:

- Members are conducting checks of businesses in the community
- Continually monitoring problematic parking areas and taking appropriate action
- Selective traffic enforcement in various areas to seek voluntary compliance
- Code Officer Grindle is addressing various code issues in the community for compliance
- Officer Kupari is utilizing the LPR for enforcement
- Lumpkin Leadership 2023 Class
- RADAR and Lidar purchase for Georgia State Patrol

Officer Weeks responded to a local address and found the resident in a medical crisis. He performed CPR until the medical units arrived and transported the subject to the local hospital, where they passed away.

Officer Kupari received a citizen commendation for not one but two interactions he had with a person in our community expressing their “Thanks” for his customer service attitude.









## Dahlonega Police Department

City of Dahlonega  
465 Riley Road  
Dahlonega, Ga 30533



DPD Daily Activity Report

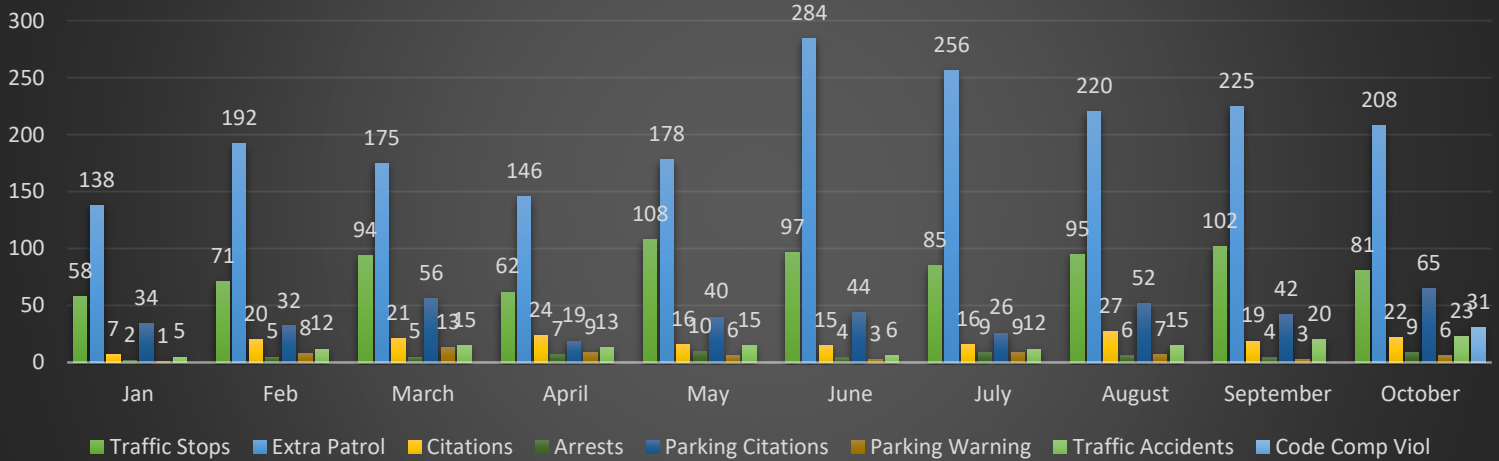
Printed on November 1, 2022

<b>Officer:</b>	<b>Date:</b> 11/1/22
<b>Shift:</b>	<b>District:</b> Dahlonega Police Department
<b>Radar:</b>	<b>Cal. Time:</b>
<b>Laser:</b>	<b>Cal. Time:</b>
<b>Number of Calls for Service:</b> 538	<b>Patrol Vehicle #</b>
<b>Citizen Contacts</b> 0	<b>Incident Reports</b> 35
<b>Alcohol Checks</b> 0	<b>Accident Reports</b> 7
<b>Traffic Stops</b> 81	<b>Juvenile Complaint:</b> 2
<b>LPR Patrol Hours</b> 0	<b>Criminal Trespass</b> 2
<b>Traffic Citations Issued</b> 22	<b>Drug Arrest:</b> 0
<b>Traffic Warnings Issued</b> 10	<b>Shoplifting</b> 3
<b>LPR Citations Issued</b> 0	<b>Disorderly Conduct:</b> 0
<b>Stolen Vehicle Recovered</b> 0	<b>Underage Consumption</b> 0
<b>Parking Citations Issued</b> 65	<b>Animal Complaint:</b> 0
<b>Parking Warnings Issued</b> 6	<b>Public Drunk</b> 0
<b>Traffic Fatalities</b> 0	<b>Motorist Assist</b> 11
<b>Accidents to GSP</b> 0	<b>Trouble Alarms</b> 13
<b>DUI</b> 1	<b>K-9 Assists:</b> 0
<b>DUI to GSP</b> 13	<b>Fugitives Apprehended</b> 0
<b>Stolen Vehicle:</b> 1	<b>Road Checks:</b> 0
<b>Officer Assist LCSO</b> 6	<b>Funeral Assist:</b> 2
<b>Officer Assist Other</b> 0	<b>Other:</b> 20
<b>Extra Patrol</b> 208	

## Dahlonega Police Dept. Code Sec. Monthly 2022

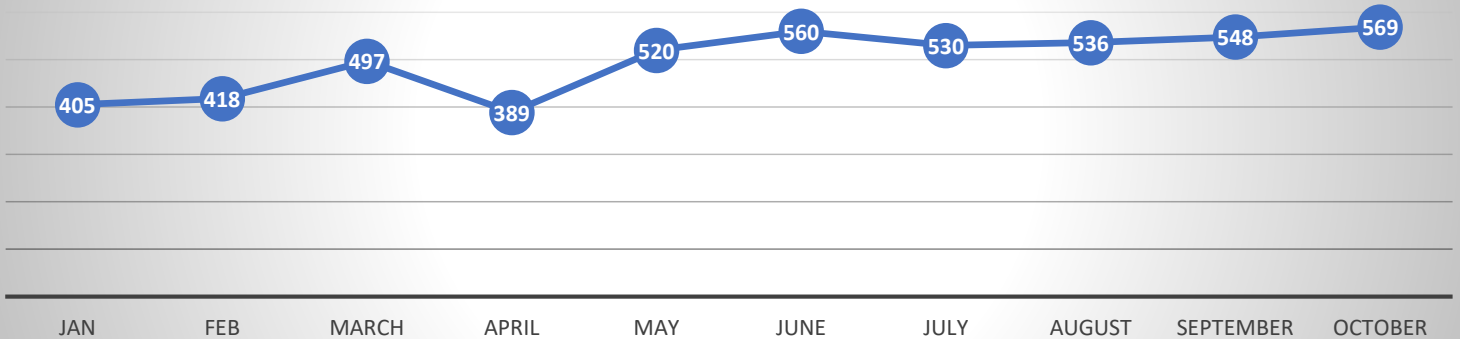
Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total Activities / Revenues
<b>Total Open Cases</b>													
Code Cases Opened										17			17
Code Cases Closed										10			10
Erosion Control Complaint Cases													0
Illegal Signs Removed										14			14
Alcohol Audits										0			0
Code Enforcement STOP Work Orders/ Citations										0			0
Monthly Total of Code On-site visits													0
<b>New Animal Control Cases</b>										1			1
Animal Cruelty Investigations										0			0
Animal Bite Investigations										1			1
Animals Quarantined										0			0

## Call Type by Month



	Jan	Feb	March	April	May	June	July	August	September	October
Traffic Stops	58	71	94	62	108	97	85	95	102	81
Extra Patrol	138	192	175	146	178	284	256	220	225	208
Citations	7	20	21	24	16	15	16	27	19	22
Arrests	2	5	5	7	10	4	9	6	4	9
Parking Citations	34	32	56	19	40	44	26	52	42	65
Parking Warning	1	8	13	9	6	3	9	7	3	6
Traffic Accidents	5	12	15	13	15	6	12	15	20	23
Code Comp Viol										31
Total CFS	405	418	497	389	520	560	530	536	548	569

## Total Calls For Service 2022





## Department Report

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Report Title: Community Development – October 2022  
Report Highlight: Commercial Projects on the rise  
Name and Title: Jameson Kinley, Planning and Zoning Administrator

### Projects Underway:

1. WCWV carwash center, Morrison Moore Pkwy.
  - Working on the installation of the stormwater system and grading.
2. The Laurel phase 2.
  - Working on the stormwater drainage system, and retaining walls, the units have gone vertical, and the buildings are dry in. The rough-in inspections were performed and failed and are rescheduled.
3. Head House project.
  - The contractor is completing the necessary interior trim and painting the exterior and interior. Still needed to install the ADA ramp and the final stabilization of ground coverage. Installation of all plumbing fixtures. The glass enclosures for the office units.
4. The Main entrance to the college on South Chestatee
  - Still under construction, grading preparation, curbing and Gutter are underway, and the sidewalk, and in working progress for the new entrance to the college.
5. Anderson Townhomes
  - (Morrison Moore Parkway) Footing, and slab completed on 10 units only, installing wall and roof framing.

### In Review:

1. Sherman Green Phase III
  - a. site plans submitted, and comments have been made for corrections. Plans are still under review.
2. The Ridge Project.
  - a. Final site plans received. Still working on a few details.
3. The Peaks
  - a. site plan has been approved. Building plan under review.
4. BGM Dental Office
  - a. site plans approved with sidewalk conditions. Building plans have been approved.
5. Mr. Clean Carwash
  - a. Previously laundry center and exiting carwash bays were located behind Moe's and Dunkin Donuts.
  - b. Site plans have been received, and comments addressed, having some issues regarding the stormwater detention on the existing site.

6. Bellamy Housing Apartments
  - a. Grading, and construction entrances on Happy Hollow have been started.
  - b. Site plans have been received and approved with the approval of using Happy Hollow Road for Construction entrance only at this time. LDP has been issued with this condition.
7. St Peter Lutheran Church
  - a. site plans have been approved
  - b. the building plans have not been received or submitted for review.
8. The Summit Phase II.
9. Mountain Music Park
  - a. Plans submitted and is under review.

Active Sites:

- 54-Residential permit
- 7-Commercial permit.
- 4-Pool permits are under construction.
- 3-Tree removal permits.
- 3 DEMO Permits
- 22 Land Disturbances permit.

Updates:

- Historic Preservation Committee
  - Approved a Certificate of Appropriateness for the expansion of the Corner Kitchen
  - Will discuss a Certificate of Appropriateness for painting the Kilwin's Wall on 11/9
  - Next Voting Meeting is November 28<sup>th</sup>
- Planning Commission
  - Discussed three variances to the Stephens Street Project
  - Next Meeting is December 6<sup>th</sup>
- Housing Needs Assessment
  - Friday November 4<sup>th</sup>, KB Advisory Group met with multiple stakeholders to see how the statistical data was directly involved with the social and economic nature of the city. This information will be used to identify our housing needs gap and provide a strategy.



## Numbers for the Month

While we are on a new fiscal year, I have included the last 4 months as perspective.

	Jun	July	Aug	Sept	Oct
Annexation Application					
Building Permit - Commercial		2	1	4	4
Building Permit - Residential	7	4	8	4	8
Home Occupation Form					
Certificate of Appropriateness		1		1	
Cemetery/Columbarium -Purchase	4		1	2	4
Demolition Permit			1	1	3
Final Plat					
Land Disturbance Permit	6	2			2
Minor Final Plat	3	4			
Outside Sales and Dining					
Pool/Spa Permit			1	1	
Preliminary Plat					
Open/Close of Cemetery Lot	7	2	4	4	3
Rezoning Permit	1				
Short-Term Rental Application	1			2	
Sign Permit		2	3		2
Tree Removal Permit	2	2		1	2
Variance Application		1			1
Visitation Cemetery Application				3	
Zoning Verification Letter Request	2	2			1
Total	33	22	19	23	30
Inspections	154	183	197	223	140
Revenue					
	Jun	July	Aug	Sept	Oct
Occupational Tax	\$ 4,096.15	\$ 2,755.26	\$ 4,994.18	\$ 1,101.26	\$ 515.87
Permits/Cemetery	\$143,640.80	\$13,859.92	\$14,126.00	\$168,952.08	\$28,360.16



## Department Report

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Report Title: Finance and Administration Department – October 2022  
Report Highlight: Renovation of Visitor Center Restrooms Officially Underway  
Name and Title: Allison Martin, Finance Director

### Recently Completed:

- New IT service provider was chosen. Transition processes are ongoing.
- Rate study underway – City staff and consultant met with Lumpkin County Water Authority staff to review the document and answer questions. Further refinement of the document and information was requested, and we are working to provide clarification/answers.
- Serveline all data provided, questions answered, pricing proposal received; reevaluation process underway
- RFPs for the new website consultant are under review
- Preliminary audit inventory counts and preliminary work

### Underway:

- FY2022 Audit work
- Phase II of Debtbook software implementation of lease module for new GASB reporting.
- Internal audit of assets – 95% complete
- Administration of American Rescue Plan (ARP) grant
- Establish and set up Employee Portal on new software; implement and train employees on benefits and use.
- Update employee evaluation forms and document procedures for employee review processes and performance development plans.

### Near Term:

- Update financial policies.
- Update purchasing policy to include a vendor preference provision.
- Develop and implement employee meetings to provide appropriate training and update HR forms; promote employee education related to City retirement plans.
- Review additional finance files in long-term storage to determine what should be destroyed per the retention schedule.
- Audit of Utility Billing address points against MSAG/E911/USPS data.



## Department Report

Report Title: Public Works—October 2022

Name and Title: Mark Buchanan, PW Director/City Engineer

Recently Completed:

- Park Street water, sewer and storm drain project public outreach and presentation at LC Park & Rec.
- Installation of temporary restroom facilities at Visitors' Center.
- Application for Locally Administered Project Re-certification to GDOT. This is required every 3 years and is a herculean office exercise completed primarily by Melanie Jones in Public Works. Her efforts and this re-certification are what allows us to draw on funding opportunities like the TAP grant that is funding the Morrison Moore Pedestrian Bridge & Sidewalk. Currently awaiting GDOT response.
- Design of sidewalk and street modifications near the Head House. Construction is upcoming pending scheduled tree maintenance on Choice Street by Georgia Power.
- Mechanicsville storm drain. In addition to the completed storm drain project, contractors added curb and gutter, road widening and asphalt overlay at the first of the 2 sharp curves.





- Construction of additional through-lane on South Chestatee Street, southbound, just south of Morrison Moore by GDOT crews. This project should greatly improve the flow of traffic out of downtown during class change at UNG.



Underway:

- Installation of downtown Christmas lights by Troy Armstrong's team.
- Preparation of reservoir restroom site. Activities are being cooperatively performed by City staff, Lumpkin County crews and private contractors. The completed facility will closely resemble this one recently installed by UNG:



- South Chestatee turn lane and UNG entrance reconfiguration. The new entrance will be installed soon and will align with Arcadia Street.



- North Grove St. sidewalk upgrades between Main Street and North Hall Road. The first phase of these upgrades is currently under review by GDOT.
- Park Street water, sewer and storm design drawings in progress. Meetings with homeowners along route are complete. Topographic surveys and utility locate efforts are complete. Design is ongoing and a more thorough presentation of events to date and future efforts is forthcoming.
- Upgrade to the Visitors' Center restrooms.
- Continued design of the Morrison Moore Pedestrian Bridge.
- Creation of a heavily revised set of Development Regulations.
- Discussions and planning in coordination with UNG and GDOT for a sidewalk along Morrison Moore Parkway from Calhoun Road to the new Public Safety building, previously Stake 'n Shake.
- Mapping of City utilities by GMRC. This is an ongoing 2-year project.
- Working with Lumpkin County to ensure appropriate upgrades of Pine Tree Way related to elementary school construction.

Upcoming (these projects are currently either in concept, design or build phase):

- Selected portions of the Arcadia Street water and sewer main project/Mechanic Street to Morrison Moore sidewalk.



- Memorial Park Cemetery storm drain installation. To be performed by city crews. Materials received...working with owner of adjacent parcel.
- Choice St. parking lot overlay.
- Repair of small island in front of Spirits following Pecan removal. This work is to begin after Christmas holidays. Installation of new American Hornbeam will immediately follow.



## Department Report

Report Title: Water & Wastewater Treatment Department Report October 2022

Report Highlight: We received the results from our copper and lead testing. All 20 sites in the City were well under the Maximum Contaminant Level (MCL) of 1,300 ppb and 15 ppb respectively. A copy of the results was mailed to each customer and a certification letter sent to the EPD in accordance with the notification rules. On another topic, a draft letter that will be sent out to everyone that is under the Cross-Connection Control Program to notify them of the new ordinance is still being developed. Ryan Pierce and I have been visiting some nearby water systems and getting their advice on how they started and operate their programs. Our goal is to mail these notifications by December 1<sup>st</sup> and start logging the information on all the backflow devices that are in our system by the end of the calendar year. This process will take a couple of months to accomplish and will require some onsite inspections to help the customers know what they are dealing with and to reassure them that we are here to help guide them through this state mandated program.

Name and Title: John Jarrard, Water/Wastewater Treatment Director

Recently Completed

- Serviced actuator on Effluent Valve for WWTP
- Low Level Mercury testing on the discharge water for WWTP
- Replaced caustic valve on CIP line at WTP
- Chlorinated filters at WWTP
- Mailed copper/lead results to home owners
- Winterized pressure transmitter at Wal-mart Tank

Underway:

- Replacing seals on screen #2 at WTP
- Repairs to augur on the barscreen system
- Repairs to Floc Tank #1 Pressure Probe
- Koyo Lift Station Rehab Engineering and Design (Turnipseed Engineering)
- Replacing both filters and rehabbing backwash piping on both wastewater filters
- Watershed sampling, first round
- Replacing bearings on motor to Feed Pump C
- Repairs to Wal-mart Altitude Valve solenoid switch

Near Term:

- Discharge Permit for the WWTP
- Industrial Pre-Treatment Inspections



# City Council Agenda Memo

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**DATE:** November 21, 2022  
**TITLE:** Historic Preservation Study 2021  
**PRESENTED BY:** Jameson Kinley, Planning and Zoning Administrator

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## **AGENDA ITEM DESCRIPTION:**

Completing a Historic Survey every ten years is a part of the Department of Community Affairs requirements for maintaining a Historic Preservation Commission. Over the last year, Dahlonaga has worked with Volkert in the initiative to complete this survey to be in compliance. Volkert reviewed our Historic District and went beyond to identify potential areas for expansion. Dahlonaga's HPC has been involved in this process and has reviewed the results during its regular scheduled work session. This agenda item is to update City Council that the document has passed through DCA with their approval.

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## **HISTORY/PAST ACTION:**

The City of Dahlonaga received a matching Historic Preservation Fund Federal pass-through grant in the amount of \$2,580 for the survey of the local historic district. This is a 60/40 grant through the Department of Community Affairs. This grant was awarded July 15, 2021. The City contracted with Volkert to complete the study by September 30<sup>th</sup>, 2022.

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## **FINANCIAL IMPACT:**

Financial impact already assessed.

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## **RECOMMENDATION:**

Historic Preservation Committee is considering recommendations that spawn from this study.

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## **SUGGESTED MOTIONS:**

No Motion necessary.

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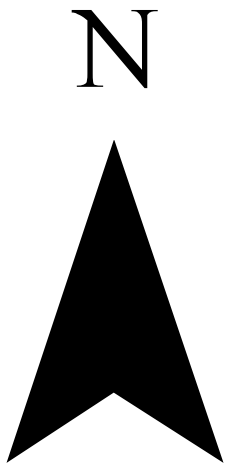
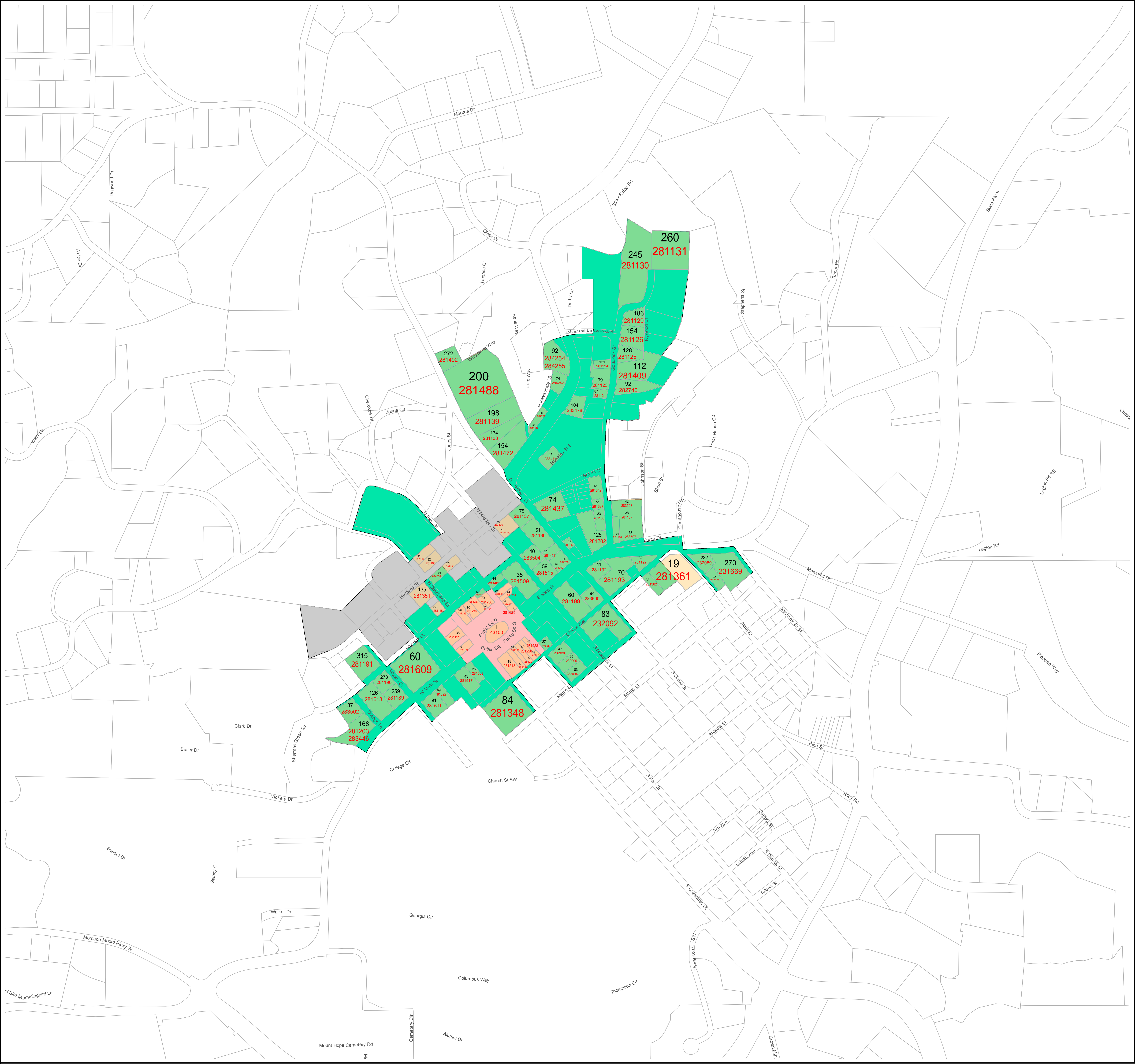
## **ATTACHMENTS:**

Final Report and Map

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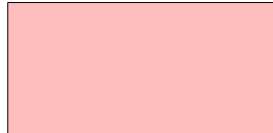
City of Dahlonega



1 inch = 200 feet



Parcels



Commercial Historic District



Hawkins Street Historic District



Historic Survey Boundary

Parcel Legend

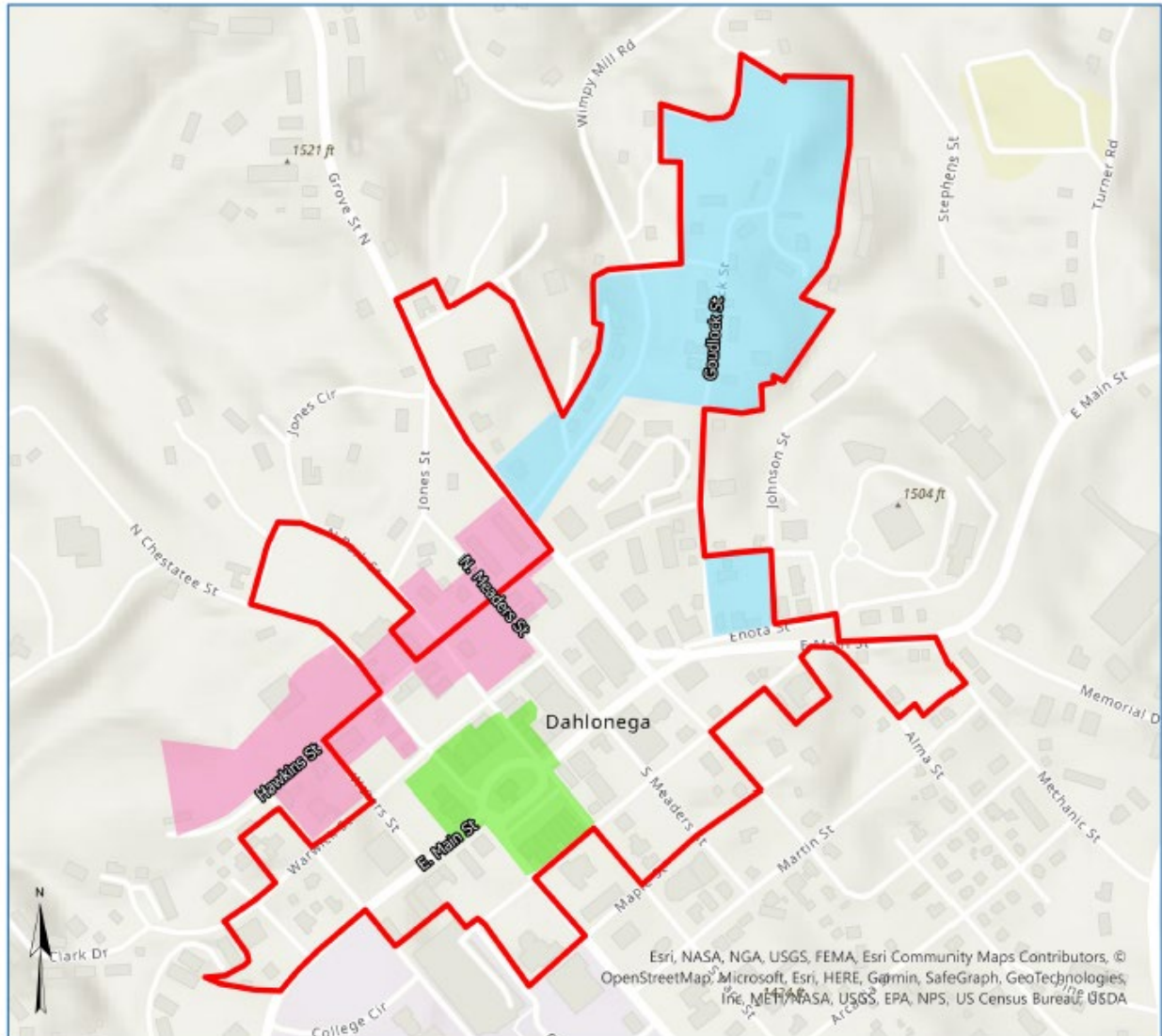
House Number  
GNAHRGIS ID





# City of Dahlonega

## Historic Resources Survey Report



Prepared for the  
City of Dahlonega

By Volkert, Inc.  
1720 Peachtree Street, NW  
Suite 405  
Atlanta, GA 30309

**VOLKERT**



# Table of Contents

Executive Summary.....	3
Project Description.....	4
Summary of Previous Preservation Projects.....	6
Developmental History.....	7
Survey Methodology & Results.....	12
Architectural Analysis.....	15
Recommendations for Preservation.....	62
Bibliography.....	67
Appendix A: Index of Historic Resources Surveyed.....	69
Appendix B: Mapping.....	79

## Executive Summary

This Historic Resource Survey was completed by Volkert, Inc., in an effort to thoroughly document an originally estimated 86 historic resources per the project proposal, which was to be comprised of buildings, structures, sites and objects constructed before 1981, located within the boundaries of the City of Dahlonega Historic Preservation District. A total of 77 individual resources 40 years old or older were identified within the established survey areas of the two (2) NRHP listed districts being the Dahlonega Commercial Historic District and the Hawkins Street Historic District, as well as the locally designated area named the Dahlonega Historic Preservation District. Of the 76 resources surveyed in the three Dahlonega historic districts, eight (8) properties were previously identified in the historic resources survey completed in 2010 by Ken Kocher, one (1) of which is no longer extant, in addition to one (1) resource surveyed in 1992 by David Cullison and one (1) resource surveyed in 2015 for the National Register Tracking Survey. The City of Dahlonega's current National Register of Historic Places (NRHP) listings include nine (9) individual properties and two (2) historic districts. The listed districts are the Dahlonega Commercial Historic District ID#83000235 – GNAHRGIS ID #80027 and the Hawkins Street Historic District ID #95000504 – GNAHRGIS ID #80968. The nine (9) individually listed properties are the Calhoun Mine, the Dahlonega Consolidated Gold Mine, the Dahlonega Courthouse Gold Museum, Daniel M. Davis House, Fields Place-Vickery House, the Holly Theatre, Lumpkin County Jail, Price Memorial Hall on the campus of North Georgia College, and Seven Oaks also known as the William P. Price House.

Additionally, a new area of Dahlonega was surveyed where the African American community was previously centralized in the recent past on Goudlock Street, Boyd Circle, Wimpy Mill Road and Honeysuckle Lane which included 22 properties. Information regarding this area is detailed on page 62 in the Preservation Recommendations Section. All surveyed areas combined include the existing Dahlonega Commercial Historic District, the Hawkins Street Historic District, the City of Dahlonega Historic Preservation District and the potential African American Historic District centered around Goudlock Street, produced a total of 99 resources surveyed.

## Project Description

Volkert, Inc. completed an intensive-level historic resources survey of an originally estimated 86 historic resources, comprised of buildings, structures, sites and objects constructed before 1981, and located within the boundaries of the City of Dahlonega survey area (refer to Figure 1-1). Additionally, the City of Dahlonega requested the areas where the largest concentration of the African American community collectively resided also be surveyed, with a proposed African American Historic District established in the area around Goudlock Street (refer to Figure 1-8, Dahlonega Added Survey Area). The project was sponsored by the City of Dahlonega and funded through the Certified Local Government (CLG) program administered by the Historic Preservation Division (HPD) of the Georgia Department of Community Affairs (DCA) with a 60 percent federal/40 percent local match by the City of Dahlonega. On September 24, 2021, Volkert, Inc. acquired Kennedy Engineering & Associates Group, LLC and subsequently the company name changed due to that corporate acquisition.

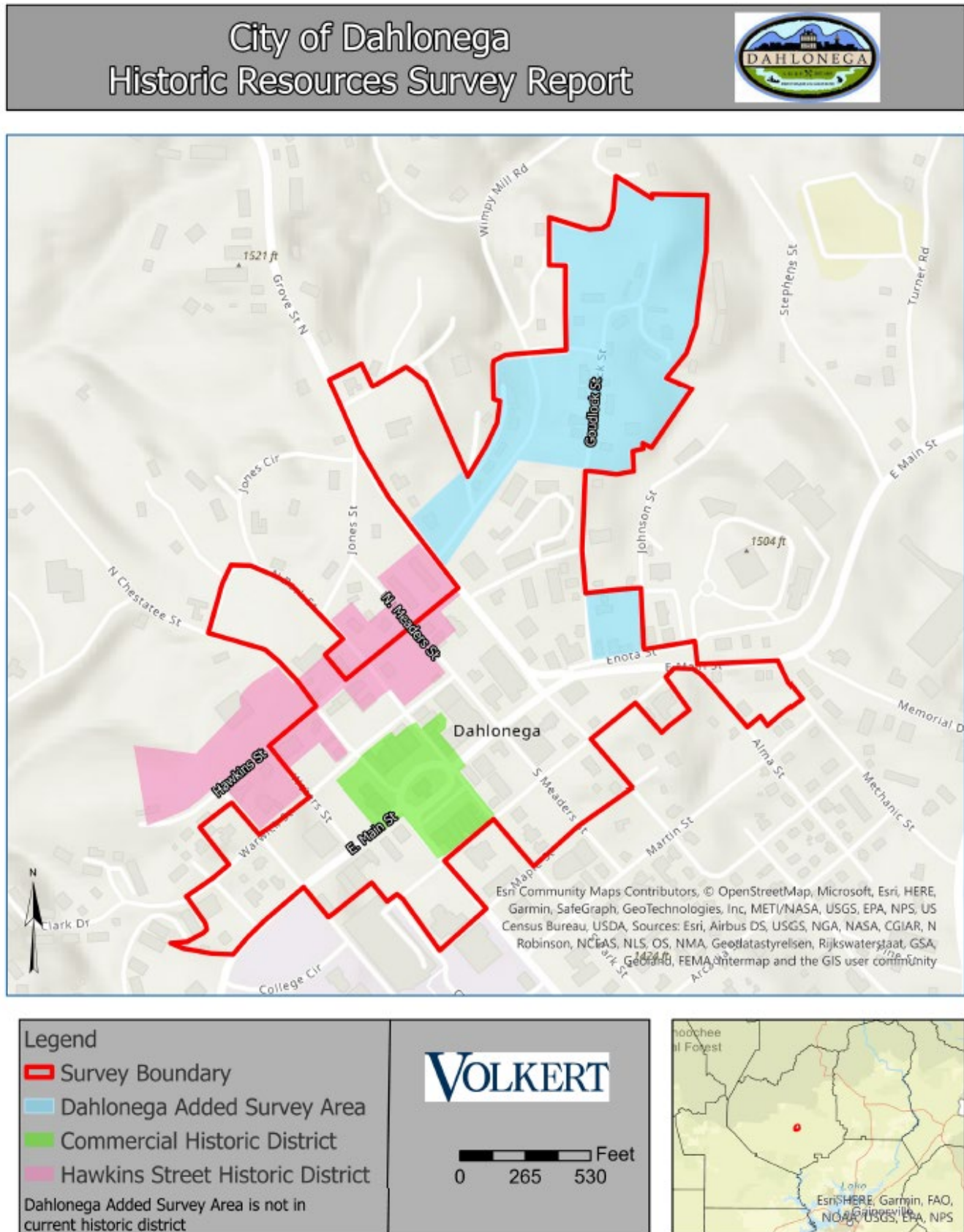
The historic resources survey was conducted within an established survey boundary defined by the City of Dahlonega and HPD. The survey area is roughly bounded by Grove Street North and Woodward Way to the north, Mechanic Street to the east, Maple Street to the south and College Lane to the west. A total of 77 resources were identified within the survey boundaries and recorded through Georgia's Natural, Archaeological, and Historic Resources Geographical Information Services (GNAHRGIS) data entry program.

The project was led by Secretary of the Interior (SOI) qualified Architectural Historian Amber Ray of Volkert, Inc. who was assisted by Historian Leslie Whitmire of the same firm. Project deliverables include eight (8) final copies and two (2) electronic CD/DVDs of the comprehensive historic resources survey report, the survey area map indicating the survey boundaries, NRHP and local district boundaries, the boundaries of any identified potential new historic district, all legal parcels and addresses of each surveyed resource, in addition to high-quality digital photographs of each resource and field recorded data of each resource entered into GNAHRGIS.

This document has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Historic Preservation Division of the Georgia Department of Community Affairs. However, the contents, opinions, and recommendations expressed in the City of Dahlonega Historic Resources survey do not necessarily reflect the views or policies of the Department of the Interior or the Georgia Department of Community Affairs, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender or disability in its federally-assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

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Washington, D.C. 20240

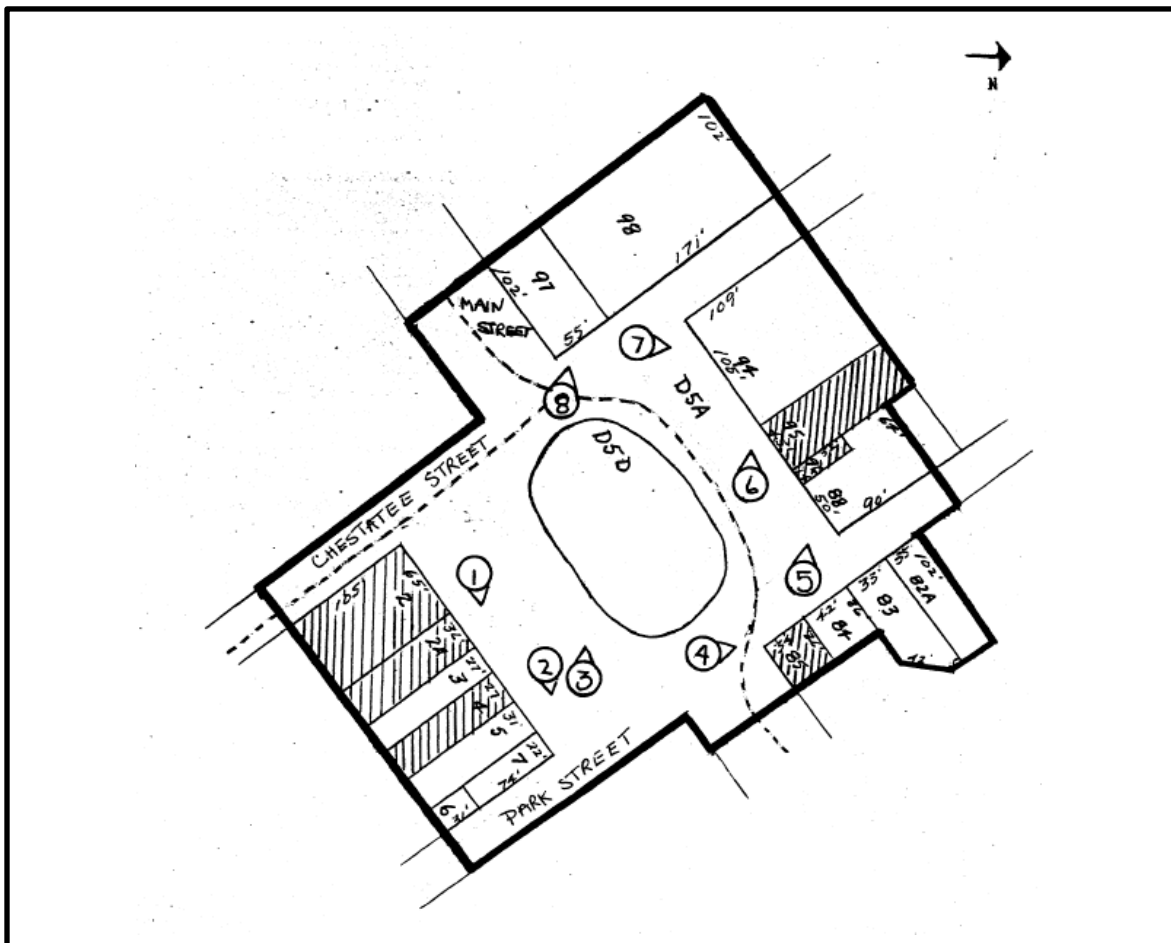
Figure 1-1: City of Dahlonega Historic Resource Survey Area Map



## Summary of Previous Preservation Projects

The City of Dahlonega has a Historic Preservation Commission, but no information regarding previous preservation projects in Dahlonega, or the surrounding area, were available to include in the survey report at this time. Below in Figure 1-2<sup>1</sup>, is the Dahlonega Commercial Historic District Map submitted with the National Register Nomination form in 1983 to illustrate the identified historic district area.

Three (3) previous Historic Resource Surveys have been conducted in Dahlonega in 1978, 2001 and 2010. A formal report was produced for both the 1978 and 2010 surveys and are available at HPD for review. No formal report was produced for the 2001 survey, and only survey forms of the individual properties surveyed were completed, of which the City of Dahlonega has the forms available for review.



**Figure 1-2:** Dahlonega Commercial Historic District National Register of Historic Places Boundary Map.<sup>1</sup>

1. Carolyn Brooks, "Dahlonega Commercial Historic District," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1983), ID #83000235.



# Developmental History

## Establishment, Antebellum, and Civil War Period, 1832-1865

"The City of Dahlonega, which is the county seat of Lumpkin County, is in the foothills of the North Georgia mountains located approximately 70 miles north of Atlanta. Incorporated on December 21, 1833, Dahlonega was the site of the first significant gold rush in the United States, and between 1838 and 1861, a U.S. Branch Mint produced the Half Eagle, Quarter Eagle, Gold Dollar, and the Three Dollar Gold coins locally. Officially incorporating a few years after the discovery of gold in 1828, Dahlonega continues to be influenced by this discovery."<sup>2</sup>

"The discovery of gold in 1828 in present-day Lumpkin County caused one of the first major gold rushes in the nation. Miners poured into the Cherokee Territory, beginning a period known as the intrusion when the U.S. Army tried unsuccessfully to eject the intruders. Rough mining communities sprang up, and the earliest of these was Auraria, located southwest of present-day Dahlonega."<sup>3</sup>

"The City of Dahlonega being closely associated with Georgia's gold history, derives its name from a Cherokee word referring to the yellow color of gold. The Dahlonega area was part of the Cherokee Nation when European settlers first arrived, and after the 1828-29 discovery of gold, thousands of miners known as 'Twenty-Niners' flocked to the area and the Georgia gold rush definitively began."<sup>4</sup>

"In 1832, the Cherokee lands, which had been seized by the State of Georgia, were distributed to the people of Georgia by a land lottery. Lumpkin County was created and Auraria temporarily served as the county seat until a permanent site could be selected."<sup>5</sup>

"In 1833, an unnamed site, which would become the City of Dahlonega was established as the official county seat of Lumpkin County on Land Lot 950, 12th District, 1st Section. The new town was surveyed and the present-day gridiron pattern with a public square was laid out. A permanent courthouse was built on the square in 1836 and residential and commercial uses developed around it."<sup>6</sup>

"The boomtown served the miners' needs but was initially rough and lawless, as the miners were a diverse lot hailing from around the nation and from Europe, enticed by the gold rush. Some of the miners were enslaved workers (as at Calhoun Mine), but there were also free Black laborers, including a man named 'Free Jim' Bosclair, who achieved great wealth as a miner and a merchant. Additionally, a few of the miners were women, and some were farmers supplementing their incomes with gold."<sup>7</sup>

2. "Our Town," Dahlonega Georgia Government, accessed March 23, 2022, <https://dahlonega.gov/general-information/>.

3. Dahlonega Georgia Government, "Our Town."

4. Edward Johnson, "Dahlonega," New Georgia Encyclopedia, last modified Sep 9, 2014, <https://www.georgiaencyclopedia.org/articles/counties-cities-neighborhoods/dahlonega/>.

5. Dahlonega Georgia Government, "Our Town."

6. Dahlonega Georgia Government, "Our Town."

7. Johnson, "Dahlonega."

“So much gold was extracted in Dahlonega that the U.S. Congress chartered a Branch Mint at Dahlonega in 1835, which produced \$6 million worth of gold coins before closing in 1861. Mint assayer Matthew Stephenson’s famous speech asked miners to stay in Georgia: ‘Why go to California? In that ridge lies more gold than man ever dreamt of. There’s millions in it!’ The miners went to California anyway, where they conveyed his colorful expression to writer Mark Twain, who adopted it for his literary character Mulberry Sellers in *The American Claimant* (1892).”<sup>8</sup>

“The discovery of gold was one of the major reasons behind the Cherokee being removed from the area.”<sup>9</sup> “In 1837 the Cherokees were forcibly removed from the territory to be resettled west of the Mississippi River. A location known as ‘the station,’ from which the State Historical Marker is missing, was the local site for collecting the Cherokees for their removal via ‘The Trail of Tears.’”<sup>10</sup>

“The U.S. Government recognized the importance of gold mining in Lumpkin County and in 1838 established the U.S. Branch Mint at Dahlonega, for the minting of gold coins only (see Figure 1-3). The branch mint operated until the start of the Civil War, ceasing operation in June 1861.”<sup>11</sup>

“By the mid-nineteenth century, Dahlonega faced difficulties with lowered gold production and disruptions during the Civil War (1861-65), to include nine military companies being organized at the Dahlonega Mustering Grounds. The Confederate government also seized the mint but made little use of it, and it never reopened.”<sup>12</sup>



**Figure 1-3: United States Branch Mint at Dahlonega, Georgia<sup>13</sup>**

8. Johnson, “Dahlonega.”

9. Johnson, “Dahlonega.”

10. Dahlonega Georgia Government, “Our Town.”

11. Dahlonega Georgia Government, “Our Town.”

12. Johnson, “Dahlonega.”

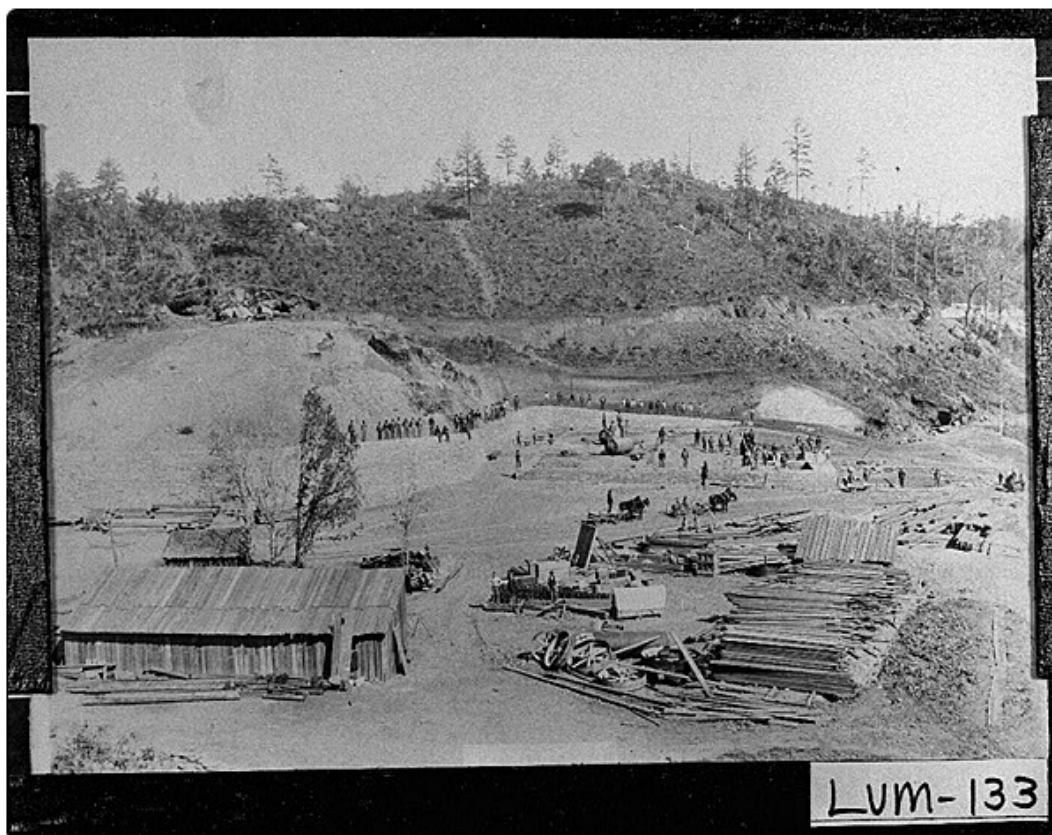
13. Johnson, “Dahlonega.”

### Postbellum Development to the Depression, 1865-1929

"In 1871 the U.S. Government passed ownership of the mint to the State of Georgia for the establishment of North Georgia Agricultural College, later North Georgia College and State University, now known as University of North Georgia."<sup>14</sup> "This development was thanks to the efforts of U.S. congressman William Pierce Price."<sup>15</sup>

"The University of North Georgia, founded in 1873 in the abandoned mint building, was the first state-supported college in Georgia to grant a degree to a woman and is now one of six senior military colleges in the U.S. with expanding undergraduate and graduate programs."<sup>16</sup>

"The branch mint building burned in 1878 and in its former location, the construction of Price Memorial Hall began in 1879. It was completed in 1880. Toward the late 1840's the easy gold began to 'pan out' and many miners moved to the gold fields in California and Colorado. however, the lure of gold was not forgotten in Dahlonega. New efforts at gold mining started again in the mid-1850's and the early 1900's as mining technologies developed."<sup>17</sup>



**Figure 1-4:** Consolidated Mine Company<sup>18</sup>

14. Dahlonega Georgia Government, "Our Town."

15. Johnson, "Dahlonega."

16. Dahlonega Georgia Government, "Our Town."

17. Dahlonega Georgia Government, "Our Town."

18. Johnson, "Dahlonega."

“At the end of the nineteenth century, Dahlonega experienced a new wave of gold interest, and the population reached 1,255 by 1900. Several companies set up new facilities, including the Dahlonega Consolidated Gold Mining Company (*Figure 1-4: Consolidated Mine Company*), the largest gold-processing plant east of the Mississippi River, with a four-story mill and 120 stamps. But by 1906 most of the new plants had closed, at a great loss to their investors. The population dropped to just 690 by 1920.”<sup>19</sup>

### Depression to Prosperity, 1930-1969

“Dahlonega suffered the effects of the Great Depression, but the population began to rebound, climbing above 1,000 again during the 1930s, and above 2,000 during the 1940s. Efforts to attract tourism and other business during the 1950s produced a more diverse economy, and in 1958 Dahlonegans proudly transported local gold by mule-drawn wagon train to Atlanta for installation on the Georgia state capitol dome.”<sup>20</sup>

“In the mid-1960’s, Lumpkin County moved its county Government operations from the 1936 courthouse to a new site away from the public square. The old courthouse became a state-operated gold museum, and revitalization projects kept the historic square alive by attracting tourists to the colorful historical landmarks of this old gold mining town.”<sup>21</sup>

### Decades of Modern Development

“Gold-related tourism has proved very successful. Visitors to Dahlonega experience its gold history and enjoy festivals, accommodations, dining, and shopping. The original 1836 Lumpkin County Courthouse has been restored and now houses the Dahlonega Gold Museum. The Crisson Mine and reopened Dahlonega Consolidated Mine offer tours and gold panning. Dahlonega also benefits from extensive tourism related to the natural features of its beautiful mountain setting.”<sup>22</sup>

“One of the largest local employers, North Georgia College and State University, with a student body of about 4,500, plays a major role in the Dahlonega community.”<sup>23</sup>

“Agriculture has always been an important economic activity in Dahlonega. The poultry industry, introduced locally in the 1940s, dominates today, but there are also strong beef cattle, wine-making, and greenhouse industries. Transportation improvements were also important. Despite nineteenth-century attempts to bring the railroad to Dahlonega from Gainesville, tracks never reached the city. Road access to the remote mountainous location was historically difficult, but the completion of Georgia 400 by the 1990s improved access to Atlanta.”<sup>24</sup>

“By 2000, the Dahlonega population reached 3,638 residents.”<sup>25</sup> “The year-round population of Dahlonega now

19. Johnson, “Dahlonega.”

20. Johnson, “Dahlonega.”

21. Dahlonega Georgia Government, “Our Town.”

22. Johnson, “Dahlonega.”

23. Johnson, “Dahlonega.”

24. Johnson, “Dahlonega.”

25. Johnson, “Dahlonega.”

is estimated to be 7,000 residents with seasonal increases that go along with being home to a major state university. Today, tourists come to shop and dine in the historic town square, learn about the city's colorful history, try their hand at gold panning, and visit the area's local wineries."<sup>26</sup>

"With enhanced access to Atlanta's growing metropolis, and an ongoing interest in its own gold heritage, Dahlonega's future growth seems assured."<sup>27</sup> As of the 2010 census, the population of Dahlonega was reported at 5,242 and by 2020 at 7,537, demonstrating a continued increase in local population growth and interest in the area.<sup>28</sup>

26. Dahlonega Georgia Government, "Our Town."

27. Johnson, "Dahlonega."

28. "Population Census" United States Census Bureau (Washington, DC: U.S. Department of the Commerce, April 2010, April 2020), <https://www.census.gov/quickfacts/fact/table/dahlonegacitygeorgia,US/POP010220>.



## Survey Methodology & Results

The survey methodology utilized for the historic resources survey consisted of an interconnection between three main components of archival research, field survey, and the documentation of information. The field survey follows the Georgia Historic Resources Survey Manual provided by HPD and the *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning*.

As mentioned on page 6 in the Summary of Previous Preservation Projects, three (3) Historic Resource Surveys have been conducted previously in Dahlonega in 1978, 2001 and 2010. A formal report was produced for both the 1978 and 2010 surveys and are available at HPD for review. The 1978 report does not contain any architectural analysis but does provide a brief historical account. The 2010 report does provide an architectural analysis observed during their survey, in addition to developmental history information of Dahlonega, and no formal report was produced for the 2001 survey. One (1) property (GNAHRGIS ID #43100) was re-surveyed from the Georgia Historic Resources Survey conducted by David Cullison in 1992, and one (1) property (GNAHRGIS ID #81692) was re-surveyed from the National Register Tracking Survey conducted in 2015 by an unidentified consultant. Eight (8) properties identified in the historic resources survey completed in 2010 by Ken Kocher, required re-surveying in 2021, one (1) of which is no longer extant (GNAHRGIS ID #231669). Additionally, Dahlonega's two (2) historic districts were surveyed in their entirety – the Dahlonega Commercial Historic District (GNAHRGIS ID #80027) and the Hawkins Street Historic District (GNAHRGIS ID #80698).

In 2021 a comprehensive field survey of all resources constructed before 1981 located within the boundaries of the City of Dahlonega Historic Preservation District, regardless of condition or integrity, was conducted in October of 2021. Of the originally estimated 86 resources in the primary survey area, as mentioned above eight (8) were previously surveyed in 2010, one (1) in 1992 and one (1) in 2015. The global positioning system coordinates and specific survey fields identifying alterations to those resources since the original survey were updated in GNAHRGIS. Of the 10 previously surveyed resources, one (1) has been demolished. For those properties demolished or relocated, the basic resource information of the GNAHRGIS records were revised to indicate their change in classification status. For the remaining nine (9) historic properties previously surveyed, all field survey data was updated in the existing GNAHRGIS database records for each property, one GNAHRGIS ID, #43100 for the Courthouse/Gold Museum, has a duplicate GNAHRGIS entry being ID #81029. There is also a duplicate for the Holly Theatre GNAHRGIS ID# 81692, which is GNAHRGIS ID #252407. The remaining historic properties had all field survey data entered into the GNAHRGIS database with an identification number assigned and recorded for each resource with all data groups completed for each property, and a minimum of two high-quality digital photographs procured for each resource. After the field survey was completed, an Appendix of all historic resources identified within the survey areas was composed which includes the resource identification number, parcel identification number, resource type, name (if applicable), address, current use, original use, date of construction, type/sub-type and architectural style. This 2021 survey data can be accessed online at [www.gnahrgis.org](http://www.gnahrgis.org).

Although every effort was made to document each historic resource within the survey area, it is feasible a historic resource may have been inadvertently missed during the survey due to alterations of its architectural or physical character, or an undetermined date of construction. However, it is believed the vast majority of historic resources located within the defined survey area have been documented by the lead historian.

A total of 99 resources (which includes the 22 properties in the new survey area) constructed before 1981 were identified within the established survey area, and all surveyed were of the same resource type – Buildings.

The table below (*Table 1-1*) illustrates the dates of construction by decade, underscoring the most significant periods of development in these geographic areas in Dahlenega over time. The highest concentration of development for the survey area is from 1940 to 1949, totaling 17% of the number of resources by construction date.

**Table 1-1: Number of Resources by Construction Date (Decade)**

Decade	Number of Resources
1830-1839	2
1860-1869	3
1870-1879	1
1880-1889	6
1890-1899	3
1900-1909	11
1910-1919	4
1920-1929	8
1930-1939	12
1940-1949	17
1950-1959	11
1960-1969	14
1970-1979	5
1980-1981	1
Unknown	1

*Note: The table does not include the 1 previously-identified resource no longer extant.*

The majority of resources documented within the survey boundaries were Domestic (Residential) or Single-family homes. A total of 51 resources, or 51% of the resources surveyed, can be assigned this classification illustrated in the table below (*refer to Table 1-2*). Of those 51 surveyed resources, 47 are categorized as single-family residences. Finally, a total of 38 resources are buildings originally used for Commerce & Trade purposes, as well as four (4) resources that were originally used for religious purposes, and three (3) of Education, and one (1) each of Governmental and Recreation/Entertainment use.

**Table 1-2: Number of Resources by Original Use**

Original Use	Number of Resources
Domestic (Residential)	51
- Single Dwellings	47
- Multiple Dwellings	4
Commerce & Trade (Commercial)	38
- Business/Office	6
- Financial Institution (Bank/savings and loan)	1
- Food Services-Restaurant/Bar/Café	3
- Professional/Office	3
- Specialty Store/Shop	25
- Store-department (general) store	1
Religion-Religious Facility	4

Education-College/University	3
Governmental(public)-Court House-County	1
Recreation, Culture, Entertainment-Theatre (opera/movie/playhouse)	1

*Note: The table does not include the 1 previously-identified resource no longer extant.*

## Architectural Analysis

The building stock observed in this historic resource survey was an almost equal mix of residential and commercial buildings centered around the Dahlonega Historic Preservation District located in the center of town, and the proceeding analysis reflects those findings. Analysis of both the types and styles documented during the field survey are provided, with a building's type defined as the overall form of the house referring to the outline or "envelope" of the original portion of the house, in addition to the general layout of the interior rooms. The type reference effectively relays a general building description of the house and its main characteristics, with the most simplified definition being the formula, plan + height = type.<sup>29</sup> Additional exterior features can be utilized to identify and define a type or subtype also, such as the kind of porch included, roof types, or chimney and door locations. A total of 93 resources were identified adhering to one of the building types HPD recognizes and identified in the Georgia Historic Resources Survey Manual (*refer to Table 1-3*).<sup>30</sup> Furthermore, some buildings do not represent a defined type or have been altered to an extent they no longer represent their original form or type, or it is not discernible. The proceeding information provides a summary and photography of the primary building types observed during this survey in Dahlonega.

29. Georgia Historic Preservation Division, "House Types in Georgia," accessed Feb 1, 2022, 2, <https://www.dca.ga.gov/sites/default/files/housetypes.pdf>.

30. Georgia Historic Preservation Division, "Georgia Historic Resources Survey Manual," last modified May 26, 2022, [https://www.dca.ga.gov/sites/default/files/survey\\_manual\\_05.26.22.pdf](https://www.dca.ga.gov/sites/default/files/survey_manual_05.26.22.pdf).

**Table 1-3: Number of Resources by Building Type**

<b>Building Type</b>	<b>Number of Resources</b>
House	
One-Story	
- American Small House	2
- Bungalow	
o Bungalow-Cross Gable	1
o Bungalow-Front Gable	7
o Bungalow-Hip Roof	1
o Bungalow-Side Gable	3
- Central Hallway Cottage	2
- Duplex	2
- English Cottage	1
- Georgian	6
- Hall Parlor	2
- Triplex	1
- Ranch	
o Compact	1
o Linear	3
o Linear w/Clusters	1
- Queen Anne Cottage	1
- Sand Hills Cottage	1
- Single Pen	1
- Mobile Home (emplaced)	2
Two-Story	
- American Foursquare	2
- I-House-Central Hall	3
- Queen Anne House	1
- Apartment Building Types-Multi-residence two-story cinderblock	1
Commercial (Retail & Office)	
- Single-Retail	19
- Multiple-Retail (one story)	8
- Commercial Block (two+ stories)	12
Educational Building types–Offices (Faculty/Administration)	1
Educational Building types–Schools–Historic Context Types–Consolidated	1
Churches, places of worship, Corner Tower	2
Churches, places of worship, Front Gable	1
Lodge Hall–Small Town	1
Movie Theatre	1
Governmental (public)–Court House–County	1
Other Building Type – Secondary Two-story Church Building	1
Unidentified Type/Unable to Determine Type	6

*Note: The table does not include the 1 previously-identified resource no longer extant.*



## Hall-Parlor



22 Honeysuckle Lane, 1865 – GNAHRGIS ID #281196

“Named after two old-fashioned uses for rooms, the hall-parlor house consists of two unequal rooms. Entry is into the larger of the two rooms, the hall (not hallway), which served multiple functions. Typically gabled, as the example above, the hall-parlor house is heated with one or two flues or exterior end-chimneys. Although this house type is one of the earliest found in America, in Georgia most of the remaining examples were built in the last half of the 19<sup>th</sup> century and the first three decades of the 20<sup>th</sup>. The type was adaptable and expandable, which there is evidence of in this example at both the right side and rear of the house, and was popular for farm owners, tenant farmers and mill workers alike. Farmstead houses of the hall-parlor type are most plentiful in North Georgia, while hall-parlor houses for industrial and agricultural workers are spread fairly uniformly across the state.”<sup>31</sup>

31. Georgia Historic Preservation Division, “House Types in Georgia,” 4.



## Single Pen



32 Choice Avenue, 1872 – GNAHRGIS ID #281192

"A single-pen house consists of a single unit, either square or rectangular. The location and arrangement of the doors and windows varies, and the chimney or flue is at the exterior of one end. Usually the roof is gabled, as in the example above, and sometimes the rectangular version is partitioned into two rooms. Because of its small size, the single-pen house was usually enlarged by additions, so few houses of this type remain in their original form. Most surviving single-pen houses in Georgia were built between about 1850 and 1900, and although they can be found in small towns and rural areas in much of the state, they seem most plentiful in North Georgia."<sup>32</sup>

32. Georgia Historic Preservation Division, "House Types in Georgia," 3.



## Georgian House



74 Grove Street North, 1888 – GNAHRGIS ID #281437 – 1888 House

“Except for its two-story height, the Georgian house has all the characteristics of the Georgian cottage. Although the two-story house is less numerous than the one-story cottage, particularly in rural settings, it too was popular from the first decades of the 19<sup>th</sup> century well into the 20<sup>th</sup> century. Most examples of the type, however, were built in the periods of 1850-1860 and 1900-1930, chiefly in larger towns and cities.”<sup>33</sup> The example above was built in between those two listed time windows in 1888, after the Civil War had ended and those with economic means were beginning to return to Dahlonega where the first gold rush in the U.S. began to start those mining operations again. This home has had some additions at the rear of the building and to the right side with a visible deck providing outdoor seating, as the building was most recently used as an event facility known as the 1888 House.

33. Georgia Historic Preservation Division, “House Types in Georgia,” 14.



## American Foursquare



200 Grove Street North, 1898 – GNAHRGIS ID #281488

The American Foursquare form was “a very popular house type nationwide in the early 20<sup>th</sup> century and was recognized as a separate type only within the last decade or so. In Georgia, the type appears primarily in urban settings, but occasionally in rural areas.”<sup>34</sup> When this property was built in Dahlonega, the town was experiencing another economic boom with a new wave of interest in the gold industry, bringing more mining companies and their subsequent financial resources with them to build large homes such as this one built in 1898. “The most notable characteristics of the American Foursquare, sometimes referred to as the Transitional Pyramidal or Prairie Box style, are the square two-and-a-half story ‘boxy’ design with a hipped or pyramidal roof, a large, prominent center dormer and a full-width front porch.”<sup>35</sup> The above example has the hipped roof, full-width front porch, the square two-and-a-half story “boxy” design evidenced by the side dormer windows projecting from the roof, and instead of a prominent center dormer, a second story porch was added.

34. Georgia Historic Preservation Division, “House Types in Georgia,” 16.

35. Gregory J. Scott, “The American Foursquare: Prairie and Craftsmen Styles Responsible for Popular, Boxy Homes,” Lancaster Online, last modified Sep 12, 2013, [https://lancasteronline.com/features/the-american-foursquare-prairie-and-craftsmen-styles-responsible-for-popular-boxy-homes/article\\_34d76af3-8eb3-537f-ae35-cc3b8c71e9fb.html](https://lancasteronline.com/features/the-american-foursquare-prairie-and-craftsmen-styles-responsible-for-popular-boxy-homes/article_34d76af3-8eb3-537f-ae35-cc3b8c71e9fb.html).



## I-House – Central Hall



83 Park Street South, 1900 – GNAHRGIS ID #232094

"The I-House, so named because it is such a common house type in Midwestern states beginning with the letter 'I' but is far less common in Georgia than in other states of the Southeast. Although it appeared sporadically in Georgia throughout the 19<sup>th</sup> century, most of the remaining I-houses were built in the 1840s and 1850s, 1870s and 1880s. I-houses are one room deep and two rooms wide. The various floor plans of I-houses (all found in one-story houses as well) determine the subtype: central hallway, hall-parlor, double-pen, and saddlebag. The I-house type is comparatively rare in many areas of Georgia, as are two-story houses in general. Most of the survivors today are found in small towns in the Piedmont and Upper Coastal Plain regions, as in rural parts of North Georgia."<sup>36</sup> This example has two evident additions to the rear of the home, as well as an open side porch attached to the first floor of the rear addition. The twin front gables are embellished with fish scale shingles providing texture to the exterior ornament.

36. Georgia Historic Preservation Division, "House Types in Georgia," 13.



## Queen Anne House



84 South Chestatee Street, 1900 – GNAHRGIS ID #281348 “The Smith House”

“This house type is the two-story version of the Queen Anne cottage, and except for the height, the traits of the two types are identical. Both house types were popular in the 1880s and 1890s, although far fewer Queen Anne houses were built. While the Queen Anne cottage appeared in both rural and urban areas, the two-story version was almost limited to residential neighborhoods of Georgia’s towns and cities.”<sup>37</sup> The above example has been modified over time evidenced by the standing seam metal roof and expanded for use as a hotel and restaurant with the wing on the right side of the original building added for more lodging, as well as a three-story free-standing building to accommodate even more travelers.

37. Georgia Historic Preservation Division, “House Types in Georgia,” 15.



## Central Hallway Cottage



184 North Chestatee Street, 1904 – GNAHRGIS ID #281190

“This house type has proved a favorite of Georgians throughout the 19<sup>th</sup> century. It consists, as the name suggests of a central hallway or passageway between two rooms. It is distinguished from other types with central hallways being only one room deep. This type most frequently has a gabled roof and exterior end chimneys on both ends. The type seems to be fairly evenly distributed across the state, appearing mainly on average-sized farmsteads and on principal residential streets in Georgia’s towns and cities. Most examples of the type were built between 1830 and 1930 with clusters occurring in the periods of 1840-1860 and 1870-1890.”<sup>38</sup> The above example has evidence of modifications over time such as a large rear addition visible in the side façade photos of the home and a half story above the main mass indicated by a window in the upper portion of the gable on the right façade.

38. Georgia Historic Preservation Division, “House Types in Georgia,” 5.



## Sand Hills Cottage



132 Hawkins Street, 1904 – GNAHRGIS ID #281195

“The Sand Hills cottage is one of the few original house types identified in the state. It is linked with the Augusta area and consists of a one-story house on a raised basement. The floor plan of the house is two rooms deep, either with a central hallway, as in the example above, or a hall-parlor plan. The roof is usually gabled, and chimneys are usually located along exterior walls. The height of the main floor required a prominent flight of stairs to the front entry.”<sup>39</sup> This example, built in 1904, appears to be relatively well maintained, with a wraparound porch which provides a view of the side yard and garden area.

39. Georgia Historic Preservation Division, “House Types in Georgia,” 6.



## Queen Anne Cottage



78 Meaders Street North, 1904 – GNAHRGIS ID #283505 “Littlefield Cottage”

“The Queen Anne Cottage derives its name from the architectural style with which it is frequently linked, the house type also occurs with elements from other styles or no style at all. It is characterized by a square main mass with projecting gables on the front and side. The rooms are arranged asymmetrically, and there is no central hallway – two traits that distinguish the Queen Anne cottage from other similar house type, the New South cottage. The roof is either pyramidal or hipped, and chimneys are usually found on the interior. Although not as ubiquitous as the gabled wing cottage, the Queen Anne cottage does appear in both urban and rural areas as popular middle-class housing of the 1880s and 1890s.”<sup>40</sup> This example was built in 1904 and the exterior appears to be well-maintained and representative of its original form, except for the red standing seam metal roof.

40. Georgia Historic Preservation Division, “House Types in Georgia,” 8.



## Bungalow – Side-Gable



33 Boyd Circle, 1914 – GNAHRGIS ID #281188

The Side-Gable Bungalow above was built in 1914 and exhibits many of the traditional features of a bungalow including “the long and low form within an overall rectangular shape, and an integral porch.”<sup>41</sup> This home has been modified over time evidenced by the standing seam metal roof, new vinyl siding and windows and a modern front door. A covered porch addition is visible at the rear of the home from the right facade, as well as a possible addition across the rear of the building for added living space indicated by an additional door on the right façade entering the rear portion of the home.

41. Georgia Historic Preservation Division, “House Types in Georgia,” 10.



## Bungalow – Hip Roof



104 Wimpy Mill Road, 1930 – GNAHRGIS ID #283478

The Bungalow-Hip Roof type is not as common as the Front Gable and Side Gable Bungalow type, but it was popular in Georgia between 1900 and 1930, and almost as popular in rural areas as in cities and towns. This example built in 1930 has the long and low form within an overall rectangular shape, a veranda across the front façade, wide overhanging eaves, dormers visible over the veranda and on the left façade, indicating a half story above the first floor. Evidence of modification over time includes a vinyl siding exterior and a modern front door.<sup>42</sup>

42. Georgia Historic Preservation Division, "House Types in Georgia," 10.



## Bungalow – Front-Gable



70 Choice Avenue, 1934 – GNAHRGIS ID #281193

“Very popular in all regions of Georgia between 1900 and 1930, and nearly as popular in rural areas as in cities and towns, was the Bungalow house type.”<sup>43</sup> The house above is a classic front gabled bungalow example, being relatively “long and low in proportion, rectangular in plan, featuring an integral porch and a low-pitched roof.”<sup>44</sup> This Front-gabled Bungalow has some evidence of exterior modification to include the standing seam metal roof and vinyl siding, but the remaining exterior elements appear to be the same to include the 3-over-1 windows, rectangular form, Craftsman style columns supporting the front veranda, and a low-pitched roof with wide overhangs.

43. Richard Cloues, “House Types,” New Georgia Encyclopedia, last modified Aug 22, 2013, <https://www.georgiaencyclopedia.org/articles/arts-culture/house-types/>.

44. Georgia Historic Preservation Division, “House Types in Georgia,” 10.



## Bungalow – Cross-Gable



51 Alma Street, 1936 – GNAHRGIS ID #232088

“Sometimes mistakenly referred to as a style, bungalow house forms are long and low with irregular floor plans within an overall rectangular shape. The Bungalow type is divided into four subtypes based on roof forms and roof orientation: front gable, side gable, hip and cross gable which are considered to be less common, as in the above example.”<sup>45</sup> This Cross-gabled Bungalow example exhibits some exterior modifications such as the addition on the right façade, but the remainder of the form appears unmodified with the exception of the vinyl windows on the front façade and the modern front door.

45. Georgia Historic Preservation Division, “House Types in Georgia,” 10.



## American Small House



27 Park Street South, 1936 – GNAHRGIS ID #283489

The American Small House, built from the 1930's through the 1950's in Georgia, were guided by the principle of "a maximum accommodation within a minimum of means" and became the "gold standard" for this house type nationwide. Architecturally, the form is compact, nearly square although sometimes rectangular in plans, one story high, and usually with a gabled roof, simply and tightly massed, and simply detailed. The two-bedroom version is the most common, but some three-bedroom (six-room) versions of this house type do exist, although rare. Typically, only two rooms are located across the front in the main mass of the house, with additional rooms or porches under smaller roofs often extending the house at either end. This example has evidence indicating an extension with the visible side room on the right façade of a different exterior material and height to the rest of the house form. The front door is often centered, as in the above example, but not always and may even be located on one side of the house. Windows tend to be traditional in form and placement, with the occasional picture window present. This home has the optional variation of a fireplace and a small portico or stoop, which may have been original but could also have been an addition with other modifications over time."<sup>46</sup>

46. Georgia Historic Preservation Division, "The American Small House," accessed May 11, 2022, <https://www.dca.ga.gov/sites/default/files/americansmallhouse.pdf>.



## Apartment Building Types – Multi-Residence Two-Story



42 Boyd Circle, 1940 – GNAHRGIS ID #283508

“Apartment buildings and multifamily properties are defined as any residential space in which two or more units occupy the same property. Some apartment buildings only have a handful of units, as in the example above which contains two apartment units, while larger buildings in metropolitan areas might be dozens of stories tall and house many hundreds of tenants. This would be termed a low-rise apartment building, as these structures are usually four or fewer stories high (some classifications define it as three or fewer stories) and may or may not have elevators.”<sup>47</sup> The above example appears to only provide the exterior staircase to the upper story unit entrance, visible on the left side of the property. This building is made of cinderblock and has not been embellished with any visible exterior ornament but is functional all the same.

47. “Buyer’s Guide to the Types of Apartment Buildings,” Reonomy an Altus Group Business, published Oct. 15, 2019, <https://www.reonomy.com/blog/post/types-of-apartment-buildings>.



## Ranch – Linear w/Clusters



154 Grove Street North, 1950 – GNAHRGIS ID #281472

“A Linear-With-Clusters Ranch subtype is a Linear Ranch house with a cluster of rooms, which are usually bedrooms, at one end that projects to the front, back or in both directions. The clusters give this subtype a truncated ‘L’ or ‘T’ shape, but the overall appearance of a linear form is predominant.”<sup>48</sup> The home above appears well maintained, and has some exterior modifications evident as in the wooden handicap-accessible ramp providing access to the front door, a second wooden ramp on the left façade providing access to the wooden deck at the rear of the home, as well as two-over-two vinyl windows, and a modern storm door were observed.

48. Patrick Sullivan, Mary Beth Reed, and Tracy Fedor, “The Ranch House in Georgia: Guidelines for Evaluation,” (Georgia Historic Preservation, May 2010): 46, [https://issuu.com/georgiashpo/docs/ranch\\_house\\_guidelines?backgroundColor=%23222222](https://issuu.com/georgiashpo/docs/ranch_house_guidelines?backgroundColor=%23222222). PowerPoint Presentation.



## Ranch – Linear



74 Honeysuckle Lane, 1954 – GNAHRGIS ID #284253

The Linear Ranch house “is a simply massed Ranch, similar to the compact but longer with a length-to-width ratio of 2:1. The Linear Ranch may have slight projections or recessed elements, as the example above with a recessed front corner porch, but the overall effect is of a long, narrow linear form. Note, there are Linear Ranches set transversely on their lots to suit their site; these do not reflect a subtype but a siting preference only.”<sup>49</sup>

49. Sullivan, Reed, and Fedor, “The Ranch House in Georgia: Guidelines for Evaluation,” 45.



## Triplex



179 Hawkins Street, 1954 – GNAHRGIS ID #281497

“A triplex is technically considered multifamily real estate and is sold as one building that an owner usually rents out as three separate units. The owner of such a property will often live in one of the units while renting out the other two. A third option is to live in one of the units with family members in the other two.”<sup>50</sup>

50. Erika, “What is a Triplex? 13 Things (2022) You Ought To Know,” Gokce Capital, accessed May 13, 2022, <https://gokcecapital.com/triplex/>.



## Duplex



112 Goudlock Street, 1960 – GNAHRGIS ID #281409

“A duplex is a type of multi-family home that has two living units within the same structure and on the same lot. These two units always share a common wall, but the floor plan can vary widely represented by both single-story versions, as the one presented above, or two-story versions with garages for example. Although the units may be detached, most are attached, either horizontally such that the units are side-by-side and share a common wall or vertically such that they’re on separate floors and share a common ceiling.”<sup>51</sup> Only two duplexes were documented during the survey with this example represented above constructed in 1960.

51. James Kimmons, “What is a Duplex Property,” The Balance Small Business, last modified Nov. 1, 2022, <https://www.thebalancesmb.com/duplex-properties-for-investors-2866597>.



## Mobile Home-Emplaced



92 Honeysuckle Lane, 1967 – GNAHRGIS ID #284255

This house type from the middle 20<sup>th</sup> century, the mobile home has just become old enough for consideration from preservationists. Such consideration may change and evolve with time, much the same way that historic preservation now includes bungalow houses. This house type has a long, narrow, rectangular shape, and bedrooms are typically grouped in one end with the entrance and living spaces in the other. In the case of this example, two exterior doors are visible on the front facade, so it is unclear if the second door was a modification or if it is original. The roof is usually flat or nearly so, as in this example above, and the overall exterior is plainly styled regarding exterior ornament with the exception of louvered shutters flanking the windows. A partial carport or covered area has been added to the right side of the mobile home perhaps to provide a covered entrance in inclement weather or a covered area for recreational use, which now appears to be utilized as storage.<sup>52</sup>

52. Georgia Historic Preservation Division, "House Types in Georgia," 12.



## Ranch – Compact



92 Goudlock Street, 1967 – GNAHRGIS ID #282746

Overall, a Ranch house type has a long, narrow, rectangular shape, and may or may not have projections. The bedrooms are clustered at one end, and a garage or carport would be located at the opposing end if incorporated into the design, with the principal entry and living spaces located near the center. “The Compact Ranch subtype is small and simple. It is proportionately a rectangle but almost square in form with a length-to-width ratio of less than 2:1. The house can be expanded with a carport.”<sup>53</sup> The above example has some evidence of exterior modifications such as the standing seam metal roof, a modern front door with storm door, vinyl siding and vinyl windows.

53. Sullivan, Reed, and Fedor, “The Ranch House in Georgia: Guidelines for Evaluation,” 44.



## Commercial/Institutional Types

### Governmental (public)-Court House-County



1 Public Square North, 1833 – GNAHRGIS ID #43100 – Dahlonga Courthouse/Gold Museum

representation, in front of a group of their peers. Architecturally, a courthouse must consist of at least one courtroom with seating for an audience, a jury box, a judge's podium, a witness stand, a table for the prosecution and defense lawyers, as well as a separate office for the judge and sequestered quarters for the jury. In large cities, the courthouse may have several dozen separate courtrooms, along with separate floors for administrative purposes."<sup>54</sup> The above example, built in 1833 in the Early Classical Revival style, was originally constructed as the Lumpkin County Courthouse and was later transformed into the current Gold Museum. "A courthouse serves several purposes, one of which is as a major traditional landmark in a given county and is frequently one of the most recognized landmarks in a community. A county courthouse may also serve as a significant anchor for a downtown business district, which spurs foot traffic similarly to how a department store in a retail shopping center attracts more shoppers for the other businesses located within the same area."<sup>55</sup>

54. Julia Lai, "Types of Government Buildings," Bizfluent, published Sept. 26, 2017, <https://bizfluent.com/list-7411016-types-government-buildings.html>.

55. Jaeger/Pyburn, Inc., "The Georgia Courthouse Manual," (Georgia Department of Community Affairs, 1992): 7, <https://www.dca.ga.gov/sites/default/files/courthousemanual>.



## Commercial Types – Commercial Block (2+ stories)



102 Public Square North, 1883 – GNAHRGIS ID #281239 – Giggle Monkey Toys, Paul Thomas Chocolates & Gifts, No. 3 Vintage and Dahlonega Market Place

“The single most common commercial type in Georgia, the retail & office type was successful because of the combination of retail space on the street level and rental office space above. Built mostly in the 1880s through the 1930s, this type was typically 2 to 4 stories high with flat or sloped roofs, built either as single units standing alone or as multiple units with party walls. The type was popular in small towns to large cities and even, surprisingly, in some crossroads communities.”<sup>56</sup> The above example, built in 1883, has no storefront windows and only doors for retail space on the first floor, which may have been altered over time to accommodate more retail space and potentially more rental income, as well.

56. Georgia Historic Preservation Division, “Commercial Types in Georgia,” accessed Oct. 2021, 1, [https://www.dca.ga.gov/sites/default/files/storetypes\\_1.pdf](https://www.dca.ga.gov/sites/default/files/storetypes_1.pdf).



## Educational Building Types – Schools -Historic Context Types - Consolidated



260 Goudlock Street, 1937 – GNAHRGIS ID #281131 – Former Combined Grades School

“In Georgia, linear plan schools were constructed during the expansion and consolidation phases of public-school systems in the early twentieth century. They existed in rural areas and small to large communities throughout the state. These schools featured a projecting central entrance or, in some cases as the example above, a recessed central entrance. A main corridor was lined on both sides with classrooms. While many were only one story in height, multistory examples of this type served neighborhoods in large towns and cities. These schools were typically built of brick construction.”<sup>57</sup> This example has been neglected for some time it appears and has suffered window damage and some placement of graffiti, but hopefully the core structure remains in good condition.

57. Beverly Jones, “Public School Buildings,” New Georgia Encyclopedia, last modified April 20, 2014, <https://www.georgiaencyclopedia.org/articles/arts-culture/public-school-buildings/>.



## Churches, Places of Worship-Corner Tower



129 Hawkins Street, c. 1943 – GNAHRGIS ID #281194 – St. Luke's Baptist Church

“Although not as common as the front-gable or central tower churches, the corner tower church type occurs with some frequency in crossroads communities and small county seats from the 1890s through the 1930s. The projecting corner entrance tower is usually pyramid-roofed and varies in both height and function.”<sup>58</sup> The above example above, constructed in 1943 per [historicaerials.com](https://historicaerials.com), exemplifies the physical attributes detailed above and appears to be well-maintained.

58. Georgia Historic Preservation Division, “Church Types in Georgia,” accessed May 13, 2022, <https://www.dca.ga.gov/sites/default/files/churchtypes.pdf>.



## Commercial Types – Single Retail



84 Public Square North, 1946 – GNAHRGIS ID #281237

“Serving a wide variety of retail uses, the single retail type is a single unit built either alone or next to others. Built mostly in the 1880s through the 1950s in small to large towns, single retail buildings had flat or sloping roofs and usually 3-bay facades.”<sup>59</sup> The example above built in 1946 exhibits the 3-bay façade accented with colorful awnings to provide some shelter from the sun for sidewalk dining patrons and from inclement weather for potential customers at the front entrance.

59. Georgia Historic Preservation Division, “Commercial Types in Georgia,” 1.



## Churches, Places of Worship-Front Gable



99 Goudlock Street, 1946 – GNAHRGIS ID #281123 – First Baptist Church

“By far the simplest and the most common type of church in Georgia, the front-gable church is a straightforward box with one or two doors in the front and three to five windows in the sides. They were popular in all periods statewide, especially in rural areas and small communities. Rarely original, rooftop steeples or belfries are common additions”<sup>60</sup> This example from 1946 was built of brick and a replacement for the original building which burned on August 19<sup>th</sup>, 1945.

60. Georgia Historic Preservation Division, “Church Types in Georgia.”

## Other - Secondary Two-Story Church Building



129 Hawkins Street, c. 1947 – GNAHRGIS ID #284251 - St. Luke's Catholic Church - UNG Catholic Campus

The above building is adjacent to St. Luke's Catholic Church and serves as a "Secondary" building for the church which typically houses administrative, gathering spaces, classrooms or similar type functions where additional space is needed for various tasks or services not accommodated within the church sanctuary building. The University of North Georgia's Catholic Campus office is also housed within this building providing easy access to the students and faculty on the campus nearby.



## Movie Theatre



69 Main Street West, 1948 – GNAHRGIS ID #81692 – Holly Theater

"A movie theater, cinema or cinema hall, also known as a picture house, the pictures, the silver screen, the big screen or the movies, is a building that contains auditoria for viewing films (also called movies) for entertainment. Most, but not all, theaters are commercial operations catering to the general public, who attend by purchasing a ticket. Traditionally a movie theater, like a stage theater, consists of a single auditorium with rows of comfortable padded seats, as well as a foyer area containing a box office for buying tickets. Movie theaters also often have a concession stand for buying snacks and drinks within the theater's lobby. Other features included are film posters, arcade games and washrooms."<sup>61</sup> Movie theaters are separated by type, and the example above would be considered an Independent Cinema Theater, which is "a movie house that is not part of a franchise, a theater chain, or a multiplex theater complex. These types of cinemas are often old neighborhood movie theaters, some of which have become a part of building conservation efforts."<sup>62</sup> This example has a beautiful front façade of polished and unpolished Georgia marble.

61. Wikipedia, "Movie Theater," Wikipedia, The Free Encyclopedia, last modified July 20, 2022, [https://en.wikipedia.org/wiki/Movie\\_theater](https://en.wikipedia.org/wiki/Movie_theater).

62. Jamie, "4 Different Types of Movie Theaters," Amazon Services LLC, last modified June 11, 2021, <https://www.differenttypes.net/types-of-movie-theaters/#:~:text=Types%20of%20Movie%20Theaters%201.%20Multiplex%20A%20multiplx,cinema%20auditoriums%2C%20each%20with%20their%20corresponding%20movie%20screens>.



## Educational Building Types – Offices (Faculty/Administration)



60 Main Street West, 1963 – GNAHRGIS ID #281609 – University of North Georgia

An Educational Building type includes “any building used for school, college, or daycare purposes involving assembly for instruction, education, or recreation.”<sup>63</sup> The above example was built in 1963 and is used by the University of North Georgia.

63. “Types of Buildings – Detailed Classification of Buildings,” Daily Civil, accessed May 13, 2022, <https://dailycivil.com/types-of-buildings/#:~:text=These%20types%20of%20buildings%20include%20one%20or%20two,hotels%2C%20dormitories%2C%20semi-detached%20building%2Cs%20etc.%20.%20Educational%20Buildings%3A>.



## Commercial Types – Multiple Retail



21 Grove Street North, 1965 – GNAHRGIS ID #281411

“In this commercial type, two or more identical retail units were built together for rental income. One story high with flat or sloping roofs and identical facades and storefronts, usually 3-bay, multiple retail buildings were built mostly in the 1910s through the 1950s in small towns or urban settings.”<sup>64</sup> This example built in 1965 has some of those elements incorporated, but the same objective is achieved of offering several connected retail spaces which provide walkability from store to store for customers, and rental income from multiple sources for the building owner.

64. Georgia Historic Preservation Division, “Commercial Types in Georgia,” 2.



## Lodge Hall-Small Town



245 Goudlock Street, unknown – GNAHRGIS ID #281040 – Former One-Room School and Masonic Lodge

A Masonic Lodge is described as a place where “a certain number of Freemasons gather to work on a joint project by having authority from a warrant which comes from the Grand Lodge. A Lodge room can also be described as the furnished room where the Lodge meets to decide on important issues and keep the necessary activities running for the organization.”<sup>65</sup> There are several types of lodges, and the example above appears to be a “clandestine lodge,” which is defined “as the type of Lodge that does not hold a proper charter from any Grand lodge.”<sup>66</sup> This example could also be what is defined as an “irregular lodge,” which is “the type of Lodge that does have a charter from a Grand Lodge, but other Grand Lodges do not recognize its Grand Lodge.”<sup>67</sup> Further research is needed to determine which type of Lodge this former Masonic Lodge would be considered, since the building was initially a one-room school re-purposed as a Masonic Lodge.

65. Freemasons Community, “What is a Masonic Lodge?,” Freemasonry: Freemasons Community, last modified Jan. 19, 2022, <https://freemasonscommunity.life/masonic-lodge/>.

66. Freemasons Community, “What is a Masonic Lodge?.”

67. Freemasons Community, “What is a Masonic Lodge?.”



## Architectural Styles

The architectural style of a building may be the most obvious and identifiable aspect of a historic house, as it refers to the ornamentation or decoration placed on the exterior in a systematic pattern or arrangement. Additionally, style also refers to the design of the overall form of a house meaning the proportion, scale, massing, symmetry or asymmetry, and the relationships among parts such as height, depth, width, solids and voids.

The most prevalent building style observed during the survey were buildings representing “No Academic” style, either due to the original design elements of the building or due to modifications over time resulting in the building no longer representing a specific style. The second most common style observed was the Folk Victorian style, which was very popular during their construction period of the late 19<sup>th</sup> century through the mid-20<sup>th</sup> century on several different house and building types. A total of 25 resources were identified as adhering to one of the architectural styles recognized by the DCA and identified in the Georgia Historic Resources Survey Manual<sup>68,69</sup> (refer to Table 1-4), with the exclusion of “No Academic Style”, as buildings with that Architectural Style category chosen do not conform to one of the specified building style choices.

A description of the main architectural styles observed within the survey area with accompanying photographs has been provided.

**Table 1-4: Number of Resources by Building Style**

Building Style	Number of Resources
Colonial Revival	4
Craftsman	2
Early Classical Revival	1
Folk Victorian	5
Georgian	2
Greek Revival	1
Italianate	2
Moderne	1
No Academic Style	74
Plain Style	6
Second Empire	1

*Note: The table does not include the 1 previously identified resource no longer extant.*

68. Georgia Historic Preservation Division, “Residential Architectural Styles in Georgia,” published 1991, <https://www.dca.ga.gov/sites/default/files/residentialarchitecturalstyles.pdf>.

69. Georgia Historic Preservation Division, “Georgia Historic Resources Survey Manual.”

## Georgian



168 Main Street West, 1864 – GNAHRGIS ID #283446

“A Georgian style house is a symmetrical, rectangular form with a central entrance and symmetrically placed windows to either side, as in the example above. Bold and big features such as heavy columns and pediments based on classical details are characteristic. Emphasis is placed on the entrance with a transom and decorative crown supported by pilasters or columns surrounding the door.”<sup>70</sup> This example has a generous wood frame surrounding the front door with a decorative wood cutout providing ornament above the front door. “Windows are double-hung, typically with many small panes, often nine-over-nine, but this example is eight-over-eight for both window sets on both floors. The roof may be either tall and hipped or side-gabled and pedimented dormers with small paned glass were sometimes incorporated into the form, as well.”<sup>71</sup> This home has been modified over time with evidence of at least one or two additions to the rear of the home when viewed from the side angle.

70. Georgia Historic Preservation Division, “Residential Architectural Styles in Georgia,” 3.

71. Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 200.



## Colonial Revival



27 Park Street South, 1936 – GNAHRGIS ID #283489

"The term Colonial Revival is sometimes used to mean all of the revivals of American colonial buildings. In discussing Georgia's styles, however, Colonial and Georgian Revival should be considered the same; other revival styles have separate names and features. The Colonial Revival expressed a renewal of interest in American colonial architecture based on English precedent. Interest in America's colonial heritage grew out of the 1876 Centennial Exposition. Following the centennial, colonial buildings were studied carefully. Some of the Colonial Revival houses that resulted were close copies of originals; others only borrowed details. Often Colonial Revival details were simply added onto buildings of other styles. This style was very popular in Georgia from the 1890s through the 1940s and beyond. Most Colonial Revival houses are symmetrical, with a central entranceway elaborated with a pediment supported by pilasters or columns. The use of broken pediments, fanlights and sidelights is common. Classical cornices with dentils or modillions are usually present. These features tend to be larger than original colonial details. The roof may be hipped or side-gabled and walls are of masonry, masonry-veneer or wood."<sup>72</sup> The described roof type and masonry are exhibited in the example above, in addition to the symmetrical form and central entranceway elaborated with a pediment supported by columns.

72. Georgia Historic Preservation Division, "Residential Architectural Styles in Georgia," 15-16.



## Craftsman



51 Alma Street, 1936 – GNAHRGIS ID #232088

“The Craftsman style was the most popular early 20<sup>th</sup>-century style in Georgia. Like the Prairie style, it was also American in origin. Created primarily in California, it spread rapidly across the country by means of pattern books and magazines. The style was a break from with the popular revivals of historical styles and a movement toward the modern house. Influenced by the Arts and Crafts movement and by the wooden architecture of Japan. Craftsman style houses use a wide variety of materials both for its structure and decorative detailing. It has a low-pitched roof that is usually gabled but may also be hipped, giving a generally horizontal effect. The widely overhanging eaves are open with exposed rafters and large gables have decorative brackets or braces at the eaves and may be covered with half-timbering. Walls are often wood but may also be covered with shingles or a masonry veneer of stone or brick. Porches have short, square columns set on heavy masonry piers extending to the ground.”<sup>73</sup> The above example has many of the elements described above, and also appears to have been modified with an extension or possibly two extensions on the right façade.

73. Georgia Historic Preservation Division, “Residential Architectural Styles in Georgia,” 19.



## Folk Victorian



259 Church Street, 1949 – GNAHRGIS ID #281189

“Folk Victorian houses were built across Georgia in very large number, and were simple house forms, or house types, with Victorian-era detailing. This detailing generally was taken from the elaborate styles, such as Queen Anne or Italianate, that were popular during the late 19<sup>th</sup> century. This style is actually more of a way of decorating a house than a precise stylistic category; however, the Folk Victorian house is so widespread it demands a name. Commonly found in both rural and urban areas of the state from the 1870s to the 1910s but is still observed to be incorporated into exterior ornament today for those appreciating the style. The Folk Victorian house is basically a house form such as a central hallway, as in the above example of an American Foursquare house type featuring a central hallway, with decorative details added to the porch, which are usually turned or jigsawn woodwork such as brackets, spindlework, porch posts, other bric-a-brack and gingerbread.”<sup>74</sup> This house mirrors those classic features even with a construction date beyond the defined window of popularity in Georgia.

74. Georgia Historic Preservation Division, “Residential Architectural Styles in Georgia,” 10.



## Plain Style



94 Choice Avenue, 1957 – GNAHRGIS ID #283500

“Among the earliest Ranch house types in Georgia, the Plain-style ranch was heralded as the epitome of what a middle-class Ranch House should be. Originating in California in the mid-1930s, this style was featured in plan books in the Atlanta area by the late 1940’s. The absence of historically derived forms and ornament, and the presence of functionally derived forms and features, straightforward construction and use of materials, with an exterior design often reflecting the interior arrangement of spaces and functions exemplifies this style. It is best represented by a plain, unadorned, red-brick house, relying on the architectural fundamentals of form, roofline, window and door openings, and wall treatments for effect.”<sup>75</sup> These characteristics can be seen in the example above from 1957.

75. Richard Cloues, “Ranch Houses in Georgia: A Guide to Architectural Styles,” Georgia Department of Natural Resources, published May 2010, 13-20, <https://gadnr.org/sites/default/files/hpd/pdf/RanchHousesinGeorgia.pdf>.



## Commercial and Institutional Styles - Early Classical Revival



1 Public Square North, 1836 – GNAHRGIS ID #43100 – Dahlonga Courthouse Gold Museum

"The Early Classical Revival style was based on ancient Roman architecture. Interest in ancient classical forms continued to grow in Europe during the late 18<sup>th</sup> and early 19<sup>th</sup> centuries and developed into a classical revival movement. European architects brought this revival to America and the study of ancient ruins continued to provide a better understanding of ancient design, in particular the differences between Greek and Roman architecture. America's Early Classical Revival basically was confined to the South and was popular in Georgia from the 1810s to the 1840s, and this style was found in rural areas of the Piedmont as well as in towns. The most prominent identifying feature of the Early Classical Revival style is a full-height entrance portico of columns supporting a triangular pediment, as is illustrated in the above example. This robust and heavy portico is taken directly from the ancient Roman temple form. The same symmetrical, rectangular house form is still used, and the central entrance has windows symmetrically placed to either side. The cornice is usually decorated with dentils or modillions, in this case-dentils, and the entrance is emphasized with a semi-circular or elliptical fanlight, sidelights, and pilasters."<sup>76</sup> The door is enclosed behind a gate, so it is not visible if such an embellishment adorns the entrance, but a semi-circular fanlight is visible on the second floor centered over the first-floor entrance.

76. Georgia Historic Preservation Division, "Residential Architectural Styles in Georgia," 4.



## Commercial and Institutional Styles - Greek Revival



74 Grove Street North, 1888 – GNAHRGIS ID #281437 – 1888 House

“The Greek Revival style conjures up an image of white columns often associated with Georgia; however, this image conflicts with reality. Only a relatively small number of such houses actually existed in the state, and most were found in towns rather than as plantation houses in rural areas. By the 1840s, Georgia was completely settled, and the Greek Revival, used from the 1840s to the 1860s, became the first style to appear statewide. A statement of cultural independence, the Greek Revival was a clear break with English and other European Renaissance traditions. Thought of as a national style, the Greek Revival was used extensively throughout the United States at every level of society and in many variations. The style is characterized by details such as prominent columns and double-hung windows generally with six-over-six panes, a symmetrical, rectangular block with a symmetrical front façade and a central entrance,”<sup>77</sup> as in the above example.

77. Georgia Historic Preservation Division, “Residential Architectural Styles in Georgia,” 5.



## Commercial and Institutional Styles - Second Empire



90 Public Square North, 1889 – GNAHRGIS ID #281238 – Bleu Art Gallery, Hall House Hotel, Bourbon Street Grille, Naturally Georgia Wine Tasting and Crane Creek Vineyards Wine Tasting

“The most characteristic feature of the Second Empire style is its mansard, or dual-pitched, hipped roof, named for 17<sup>th</sup>-century French architect Francois Mansart. The roofs very steeply pitched first slope almost always has dormer windows, as in the above example, and the style exhibits robust and heavy proportions overall. Details are similar to the Italianate but are more massive and loosely based on Renaissance classical sources. These include eave brackets, windows with heavy moldings or hoods, porch columns that may be paired, bay windows, and two-over-two or one-over-one window sashes. The façade may have a forward projection known as a pavilion, as is exhibited above, and accentuated with the decorative porch railing and porch posts on the second floor. Rare in Georgia, the Second Empire style was built mainly in cities during the 1870s and 1880s and was popularly known as the ‘General Grant’ style.”<sup>78</sup>

78. Georgia Historic Preservation Division, “Residential Architectural Styles in Georgia,” 8.



## Commercial and Institutional Styles – Colonial Revival



87 N Chestatee Street, 1900 – GNAHRGIS ID #281115 – Shenanigans Restaurant and Irish Pub

The Colonial Revival style was very popular in Georgia from the 1890s through the 1940s and beyond, with the example above constructed in 1900.<sup>79</sup> “The common identifying features of the Colonial Revival style is an accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form an entry porch. The front door often features fanlights or sidelights, although not in this example, and the façade normally illustrates symmetrically balanced windows and centered door, and less common examples have a front door that is off-center. Windows typically have double-hung sashes, usually with multi-pane glazing in one or both sashes and frequently they are in adjacent pairs.”<sup>80</sup> The building above was originally a single family dwelling but has been converted to a restaurant and pub named Shenanigans.

79. Georgia Historic Preservation Division, “Residential Architectural Styles in Georgia,” 15.

80. McAlester, “A Field Guide to American Houses,” 409.



## Commercial and Institutional Styles - Italianate



30 Public Square South, 1900 – GNAHRGIS ID #281220 – Picnic Café

“The Italianate style contrasted with the straight classical lines of the Greek Revival and was popularized by Andrew Jackson Downing in his publications on architecture and landscaping and adapted to fit American tastes and needs. Occurring in Georgia immediately preceding the Civil War and through Reconstruction years and competing with the Greek Revival style, Italianate was not as popular in Georgia overall. The identifying Italianate features above are the rectangular window hoods over tall narrow windows with large one-over-one panes, a bracketed cornice with a decorative flourish at each end of the cornice which complements the window hood ornamentation.”<sup>81</sup>

81. Georgia Historic Preservation Division, “Residential Architectural Styles in Georgia,” 6-7.



## Commercial and Institutional Styles - Folk Victorian



70 Public Square North, 1920 – GNAHRGIS ID #281230 - Brad Walker Pottery, The Branding Iron, Vicki Lynn's

“The identifying features of Folk Victorian style is the porch spindlework details, meaning spindles and lace-like spandrels, or flat, jigsaw cut trim appended to the building form. A symmetrical façade is most common for this style, except for gable-front-and-wing subtypes, with cornice-line brackets frequently incorporated.”<sup>82</sup> The second-floor decorative porch posts in the above example, have delicate detailing at the top in addition to dentils across the cornice. This commercial building has three businesses operating under one roof to serve the volume of shoppers and tourists visiting downtown Dahlonega.

82. McAlester, “A Field Guide to American Houses,” 397.



## Commercial and Institutional Styles - Moderne



69 Main Street West, 1948 – GNAHRGIS ID #81692 – Holly Theater

"The Moderne style (sometimes called the Art Moderne style) is closely related to the Art Deco style which developed just before it. Both are part of the Modern Movement in architecture, a conscious break with traditional design in pursuit of a new aesthetic free from the styles and forms of the past. Both the Art Deco style and the Modern style are sometimes referred to as "Modernistic" for this reason, although the two styles are of distinctly different appearance. Influenced by advancements in the industrial design of ships, planes, railroad engines and automobiles, the Moderne style featured smooth walls with little surface ornamentation, rounded corners and curved glass, as well as, flat roofs, and bands of windows with a horizontal emphasis,"<sup>83</sup> as exhibited in the above example.

83. "Moderne Style 1930-1950," Pennsylvania Historical & Museum Commission, accessed May 31, 2022, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/moderne.html>.

## Recommendations for Preservation

The following recommendations are based on observations made throughout the survey in the Dahlonega Commercial Historic District, the Hawkins Street Historic District, and the Central Business District which is on the periphery of both of the established historic districts. Additionally, the area centered on Goudlock Street, Boyd Circle, Wimpy Mill Road and Honeysuckle Lane has been determined to be a significant area to the African American community, and that area was surveyed as a potential addition to the existing historic districts. The potential new historic district area, which could either be formally listed in the NR, added to the existing NR listed historic districts or be incorporated into the existing Dahlonega Central Business District, located on and near Goudlock Street included 22 properties surveyed for this effort (Figure 1-7, page 66).

There are several properties in the newly surveyed area located on Goudlock that require additional research to include interviewing the current residents of the area to capture their knowledge of the history and pertinent information relative to the previous community that resided there, the role the existing buildings served to the community, and their potential eligibility for listing in the National Register of Historic Places. One of those buildings was the previous Gold City Masonic Lodge – Prince Hall, located at 245 Goudlock Street (GNAHRGIS ID #281040, Figure 1-5, page 65) which is situated at the end of Goudlock Street in a cul-de-sac, with the Gold City Masonic Lodge – Prince Hall signage still visible over the doorway (Figure 1-6, page 65).

The overall integrity of Dahlonega’s Commercial Historic District and the Hawkins Street Historic District was evaluated to determine whether the districts continue to retain their historic integrity since they were first placed on the NR in 1976 and 1995, respectively. These assessments in no way affect the existing National Register designations. The assessment is simply a tool to better assist the Georgia Historic Preservation Division in making future updates to the National Register designations. The Dahlonega Commercial Historic District had 12 individual contributing buildings identified in 1976 of qualifying age which all remain extant, and the six (6) buildings interspersed in the district which previously weren’t old enough to qualify in 1976 when the NRHP nomination was submitted, are also extant and now meet the qualifying age for inclusion, if desired. Only one (1) building has been added to the building stock in this established historic district, which is located at 19 North Chestatee Street and was built in 1994. The property was previously the southwest side yard of the Jones Liebel House next door located at 35 North Chestatee Street (GNAHRGIS ID #281111) and evidently was sold in c. 1981. Given these observations, there may be interest in an update or amendment to the existing NRHP historic district listing for the Dahlonega Commercial Historic District, which appears to have maintained its overall integrity.

The Hawkins Street Historic District has experienced a slightly different outcome, as several of the original buildings occupying the parcels have been demolished, and replaced with five (5) parking lots, two (2) city parks and one (1) new hotel, The Sherman Green Lodge built in c. 2003 at 7 Warwick Street. The remainder of the original building stock in the Hawkins Street Historic District appears to be in good condition and has retained its overall integrity, however, the loss of the now replaced historic resources within is definitely evident.

One recommendation to assist in preserving the existing historic building stock is to perform regular maintenance. The National Park Service has Technical Preservation Briefs available to the public via their website to provide guidance on what type and at what frequency maintenance should be performed on historic properties. A variety



of the aspects of maintenance are covered in the preservation brief *Maintaining the Exterior of Small and Medium Size Historic Buildings*<sup>84</sup>, to include getting started, maintenance schedules and inspection, building components, exterior walls, openings, projections, foundations and perimeter grades and a list of valuable resources on performing specific maintenance tasks.

To facilitate the aforementioned maintenance above, another recommendation is to develop with local planning and zoning officials a general home maintenance workshop for homeowners to learn practical ways to maintain homes while retaining the historic integrity.

Given the amount of buildings within the historic districts converted to businesses, it may be useful for those property owners to be aware of the following information regarding tax credits for income producing properties. Federal tax incentives<sup>85,86</sup> are available for owners of an income producing historic property who carry out a substantial rehabilitation. The Federal Tax Incentives Program Fact Sheet located at the following web address <https://www.dca.gov/node/6762>, provides additional information on the Federal Tax incentives.

- *Federal Rehabilitation Investment Tax Credit (RITC) of 20%*  
A federal income tax credit equal to 20 percent of the project's qualified rehabilitation expenses available ONLY for income-producing properties. All properties must be listed in, or eligible for, the National Register of Historic Places, either individually or as part of a National Register Historic District. Project work must meet the Secretary of the Interior's Standards for Rehabilitation. The application is first reviewed by the Historic Preservation Division (HPD), then forwarded to the National Park Service for review and approval. This program is available nationwide.
- *Charitable Contribution Deduction*  
The charitable contribution deduction is taken in the form of a conservation easement and enables the owner of a "certified historic structure" to receive a one-time tax deduction. A conservation easement ensures the preservation of a building's facade by restricting the right to alter its appearance. Qualified professionals should be consulted on the matters of easement valuations and the tax consequences of their donation. To be eligible for the charitable contribution deduction, a property must be listed in the National Register of Historic Places, either individually or as a contributing building within a historic district. If located in a National Register Historic District, a Part 1 must be submitted to HPD for review and certification by NPS.

State tax incentives<sup>87</sup> are available for owners of a historic property who carry out a substantial rehabilitation. All properties must be listed in, or eligible for, the National/Georgia Register of Historic Places, either individually or as part of a National/Georgia Register Historic District. Project work must meet the Secretary of the Interior's Standards for Rehabilitation and the Georgia Department of Community Affairs Standards for Rehabilitation.

84. Sharon C. Park, "Preservation Brief 47 – Maintaining the Exterior of Small and Medium Size Historic Buildings," Heritage Preservation Services (Washington, DC: U.S. Department of the Interior, National Park Service, June 2007), <https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm#reading>.

85. Georgia Historic Preservation Division, "Federal Tax Incentives," accessed May 14, 2022, <https://www.dca.ga.gov/georgia-historic-preservation-division/tax-incentives-grants/federal-tax-incentives>.

86. Georgia Historic Preservation Division, "Tax Incentives & Grants," accessed May 14, 2022, <https://www.dca.ga.gov/georgia-historic-preservation-division/tax-incentives-grants>.

87. Georgia Historic Preservation Division, "State Tax Incentives," accessed May 14, 2022, <https://www.dca.ga.gov/georgia-historic-preservation-division/tax-incentives-grants/state-tax-incentives>.

- *State Preferential Property Tax Assessment for Rehabilitated Historic Property* – Freezes the county property tax assessment for more than 8 years. Available for personal residences as well as income-producing properties. The owner must increase the fair market value of the building by 50 – 100%, depending on its new use.
- *State Income Tax Credit for Rehabilitated Historic Property* – The Georgia State Income Tax Credit Program for a Rehabilitated Historic Property allows eligible participants to apply for a state income tax credit equaling 25% of qualifying rehabilitation expenses capped at \$100,000 for a personal residence, and \$300,000, \$5 million or \$10 million for all other properties.

The City of Dahlonega does have an active Historic Preservation Commission with a local historic district, two listed historic districts (*Dahlonega Commercial Historic District ID#83000235 and the Hawkins Street Historic District ID #95000504*), and are a Certified Local Government (CLG), and have Design Guidelines, but have not established a local historic preservation plan, nor development plans accounting for historic preservation at this time to be shared or incorporated into this report. However, if the City of Dahlonega should decide to pursue that extra step in historic preservation in the future, below is additional information to assist in that endeavor:

### **Preservation Planning**

The Historic Preservation Planning program helps ensure that local citizens have a voice in preserving Georgia's historic resources and that those resources are included in planning activities throughout the state. Activities include:

- Assisting Regional Commissions and federal, state and local governments with implementation of planning legislation
- Identifying trends that affect historic resources and developing initiatives in response
- Coordinating with other agencies and organizations that effect historic resources
- Developing and implementing Georgia's statewide historic preservation plan

Additional information about Historic Preservation Ordinances and Preservation Planning may be obtained at the following web address, <https://www.dca.ga.gov/georgia-historic-preservation-division/community-assistance>.<sup>88</sup>

This survey does not change the existing National Register nomination or listing in any way, including but not limited to: contributing/noncontributing status of properties, period of significance, boundaries, and/or additional documentation. Any amendments, additional information, increase or decrease of boundaries must be made through the formal National Register process outlined in 36 CFR 60, as amended.

88. Georgia Historic Preservation Division, "Community Assistance," accessed May 14, 2022, <https://www.dca.ga.gov/georgia-historic-preservation-division/community-assistance>.



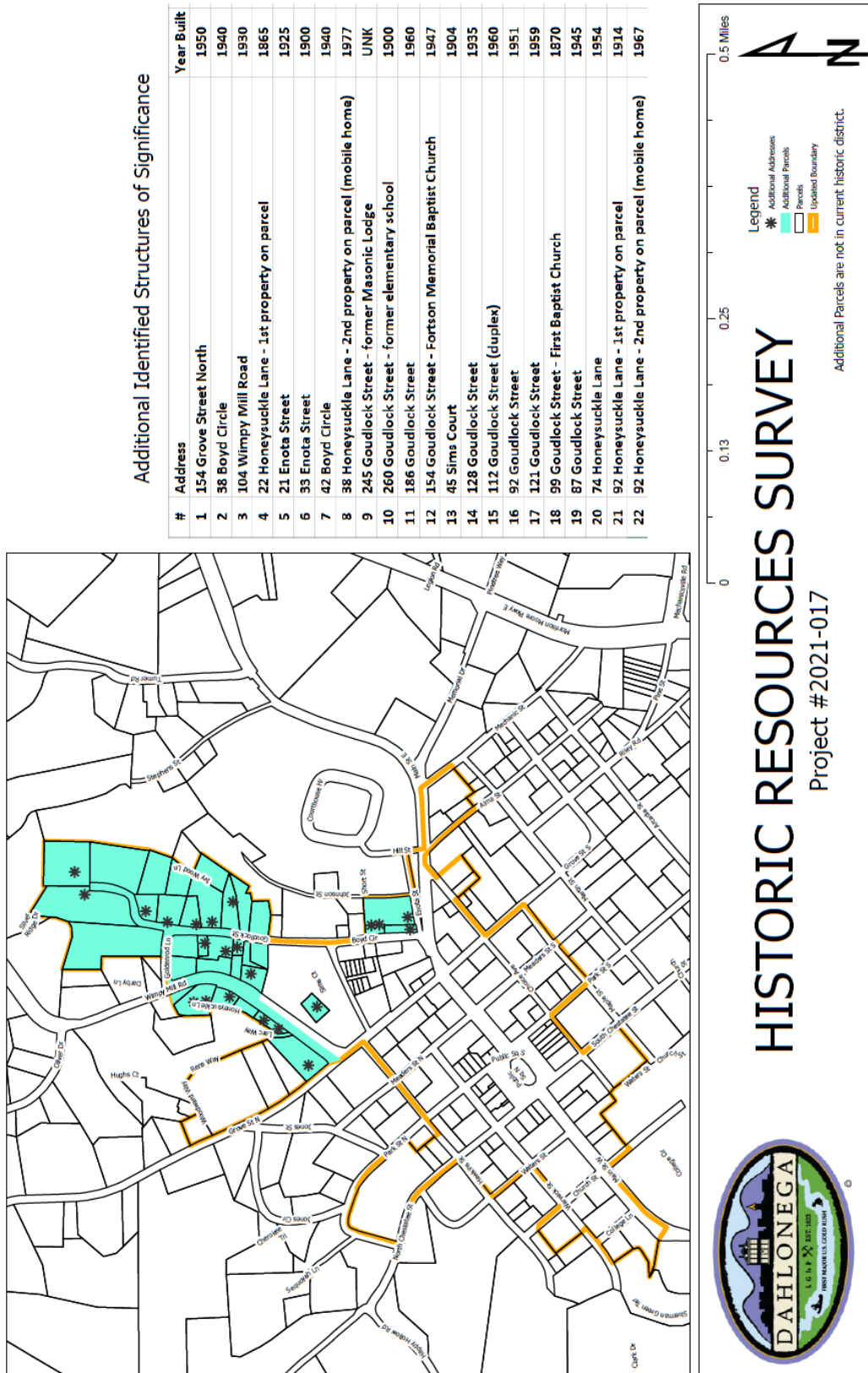


Figure 1-5 - 245 Goudlock Street, unknown construction date for GNAHRGIS ID #281040 – Former One Room School house and Gold City Masonic Lodge.



Figure 1-6 - 245 Goudlock Street, unknown construction date for GNAHRGIS ID #281040 – Signage over the door

Figure 1-7: City of Dahlonega - Added Parcels Survey Area Map





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## Appendix A

### Index of Historic Resources Surveyed

Appendix A – Index of Historic Resources Surveyed

Resource ID	Parcel ID	Classification	Property Name	Address	Date of Construction	National Register Eligibility	Current Use	Original Use	Type/Subtype	Architectural Style	Historic District
232088	D11 068	Building		51 Alma Street	1936	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Bungalow-Cross Gable	Craftsman	Central Business District
281188	D11 051	Building		33 Boyd Circle	1914	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Bungalow-Side Gable	No Academic Style	Central Business District
281337	D11 052	Building		51 Boyd Circle	1961	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Unable to Determine Type	No Academic Style	Central Business District
281342	D11 053	Building		61 Boyd Circle	1978	Appears to Meet	Vacant	Commerce and Trade-Business/office	Commercial-Single Retail (one story)	No Academic Style	Central Business District
281109	D11 003	Building	Dress Up and Woody's Barber Shop	5 N Chestatee Street	1889	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Multiple Retail (one story)	No Academic Style	Dahlonega Commercial Historic District
281111	D11 059	Building	Jones Leibel House	35 N Chestatee Street	1904	Appears to Meet	Commerce and Trade-Specialty Store/Shop	Single dwelling (single living unit)	Commercial-Single Retail (one story)	No Academic Style	Dahlonega Commercial Historic District
281348	D11 100	Building	The Smith House	84 S Chestatee Street	1900	Appears Not to Meet	Transient Housing (Hotel/Motel/Boarding House)	Single dwelling (single living unit)	Queen Anne House	Folk Victorian	Central Business District
281115	D11 005	Building	Shenanigans Restaurant and Irish Pub	87 N Chestatee Street	1900	Appears to Meet	Commerce and Trade-Food Services - Restaurant/Bar/Café	Single dwelling (single living unit)	Georgian	Colonial Revival	Hawkins Street Historic District
281351	D11 008	Building	The Dahlonega Square Hotel & Villas, Kaya Wine Tasting Room	135 N Chestatee Street	1890	Appears Not to Meet	Transient Housing (Hotel/Motel/Boarding House)	Single dwelling (single living unit)	Unable to Determine Type	Folk Victorian	Hawkins Street Historic District
281116	D11 010	Building		184 N Chestatee Street	1904	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Central Hallway Cottage	No Academic Style	Hawkins Street Historic District
281189	D07 051	Building	Property serves as a residence and Chastain Southern Catering and Outback Café	259 Church Street	1949	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	American Foursquare	Folk Victorian	Central Business District



281190	D07 052	Building		273 Church Street	1929	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Bungalow-Side Gable	No Academic Style	Central Business District
281191	D07 056	Building		315 Church Street	1834	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Georgian	Georgian	Hawkins Street Historic District
281361	D11 072	Building		19 Choice Avenue	1965	Appears to Meet	Vacant	Commerce and Trade-Financial Institution (Bank/savings & loan/stock exchange)	Commercial-Single Retail (one story)	No Academic Style	Central Business District
281192	D11 191	Building	Smoking Fly Cigar Shop	32 Choice Avenue	1872	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Single dwelling (single living unit)	Single Pen	No Academic Style	Central Business District
281362	D11 073	Building	RK Adams Law, LLC	33 Choice Avenue	1965	Appears to Meet	Commerce and Trade-Professional/Office	Commerce and Trade-Professional/Office	Commercial-Single Retail (one story)	No Academic Style	Central Business District
281193	D11 077	Building	Law Office of Andrea Conarro	70 Choice Avenue	1934	Appears to Meet	Commerce and Trade-Professional/Office	Single dwelling (single living unit)	Bungalow-Front Gable	Craftsman	Central Business District
232092	D11 082	Building	Tumlin House and Vineyard	83 Choice Street	1885	Appears Not to Meet	Commerce and Trade-Business/office	Single dwelling (single living unit)	Georgian	No Academic Style	Central Business District
281132	D11 078	Building	Carriage House Shoppes	11 Grove Street South	1973	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial Building Types-Multiple Retail (one-story)	No Academic Style	Central Business District
281411	D11 043 B01	Building	Jethro's Coffee & Public House	21 Grove Street North	1965	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Multiple Retail (one story)	No Academic Style	Central Business District
281133	D11 048	Building	Mike Denier Art	22 Grove Street North	1949	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial Block (2+ stories)	No Academic Style	Central Business District
281136	D11 043	Building	H&R Block, Grapevine's	51 Grove Street North	1965	Appears to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Multiple Retail (one story)	No Academic Style	Central Business District
281437	D11 045	Building	The 1888 House	74 Grove Street North	1888	Appears Not to Meet	Single dwelling (single living unit)	Commerce and Trade-Business/office	Georgian	Greek Revival	Central Business District
281137	D11 044	Building	Star Trophies, Local Finance	75 Grove Street North	1976	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Multiple Retail (one story)	No Academic Style	Central Business District
281138	D10 028	Building	Thomas Cottage	174 Grove Street North	1930	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Unable to Determine Type	No Academic Style	Central Business District
281139	D10 029	Building	Welch Cottage	198 Grove Street North	1930	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Unable to Determine Type	No Academic Style	Central Business District

281488	D10 030	Building		200 Grove Street North	1898	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	American Foursquare	Colonial Revival	Central Business District
281492	D10 018	Building	Barn Owl Real Estate	272 Grove Street North	1941	Appears Not to Meet	Commerce and Trade-Professional/Office	Single dwelling (single living unit)	English Cottage	No Academic Style	Central Business District
281194	D11 013	Building	St. Luke's Catholic Church	129 Hawkins Street	c. 1947 per historical aerials	Appears to Meet	Religion-Religious Facility	Religion-Religious Facility	Churches/Places of Worship-Corner Tower	No Academic Style	Hawkins Street Historic District
281195	D11 009	Building		132 Hawkins Street	1904	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Sand Hills Cottage	Colonial Revival	Hawkins Street Historic District
281497	D11 007	Building		179 Hawkins Street	1954	Appears Not to Meet	Single dwelling (single living unit)	Multiple Dwelling (multiple living units)	Triplex	No Academic Style	Hawkins Street Historic District
281508	D11 103	Building	Coffee Break	25 Main Street West	1951	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Central Business District
281509	D11 030	Building	Antiques & Collectibles of Dahlonga	35 Main Street East	1964	Appears to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Dahlonga Commercial Historic District
281199	D11 081	Building	Gold City Antique Gallery	60 Main Street East	1966	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Central Business District
281517	D11 104	Building	Ronald E Williams DDS	43 Main Street West	1980	Appears Not to Meet	Commerce and Trade-Professional/Office	Commerce and Trade-Professional/Office	Commercial-Single Retail (one story)	No Academic Style	Central Business District
281515	D11 040	Building	North Georgia Barbeque	59 Main Street East	1964	Appears to Meet	Commerce and Trade-Food Services-Restaurant/Bar/Café	Commerce and Trade-Food Services-Restaurant/Bar/Café	Commercial Block (2+ stories)	No Academic Style	Central Business District
281609	D11 001	Building	University of North Georgia	60 Main Street West	1963	Appears to Meet	Education-College/University	Education-College/University	Educational Building Types-Offices (Faculty/Administration)	No Academic Style	Central Business District
81692	D11 186	Building	Holly Theater	69 Main Street West	1948	Appears to Meet	Recreation, Culture, Entertainment-Theater(opera/movie/playhouse)	Recreation, Culture, Entertainment-Theater (opera/movie/playhouse)	Movie Theater	Moderne	Central Business District
281611	D11 187	Building	El Jimador	91 Main Street West	1929	Appears to Meet	Commerce and Trade-Food Services-Restaurant/Bar/Café	Commerce and Trade-Food Services-Restaurant/Bar/Café	Commercial-Single Retail (one story)	No Academic Style	Central Business District
281202	D11 050	Building	Pueblos Mexican Cuisine	125 Main Street East	1970	Appears to Meet	Commerce and Trade-Restaurant/Bar/Café	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Central Business District
281613	D07 050	Building		126 Main Street West	1928	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Bungalow-Side Gable	No Academic Style	Central Business District



281203	D07 049	Building		168 Main Street West - 2nd property	1934	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Bungalow-Front Gable	No Academic Style	Central Business District
283446	D07 049	Building		168 Main Street West - 1st property	1864	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	I-House-Central Hall	Georgian	Central Business District
232089	D11 069	Building		232 Main Street East	1930	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Single dwelling (single living unit)	Unidentified House Type	No Academic Style	Central Business District
231668	D11 065	Building	The Corner Kitchen	270 Main Street East	1957	Appears Not to Meet	Commerce and Trade-Food Services-Restaurant/Bar/Café	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Central Business District
281625	D11 023	Building	The Dahlonga Fudge Factory	8 Park Street North	1961	Appears to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Dahlonga Commercial Historic District
281630	D11 024	Building	Connie's Ice Cream & Sandwich Shop, Habersham Winery Tasting Room	14 Park Street North	1916	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial Block (2+ stories)	No Academic Style	Dahlonga Commercial Historic District
281631	D11 026	Building	The Crimson Moon	24 Park Street North	1884	Appears to Meet	Commerce and Trade-Restaurant/Bar/Café	Commerce and Trade-Restaurant/bar/café	Commercial Block (2+ stories)	No Academic Style	Dahlonga Commercial Historic District
281641	D11 027	Building	Adams & Logan Insurance Agency	30 Park Street North	1894	Appears Not to Meet	Commerce and Trade-Business/office	Commerce and Trade-Professional/Office	Commercial Block (2+ stories)	No Academic Style	Dahlonga Commercial Historic District
232095	D11 085	Building	One Off Main Bed & Breakfast	65 Park Street South	1938	Appears Not to Meet	Transient housing (Hotel/Motel/Boardinghouse)	Single dwelling (single living unit)	American Small House	No Academic Style	Central Business District
232094	D11 084	Building		83 Park Street South	1900	Appears to Meet	Multiple Dwelling (multiple living units)	Single dwelling (single living unit)	I-House-Central Hall	No Academic Style	Central Business District
43100	D11 022	Building	Dahlonga Courthouse Gold Museum	1 Public Square North	1836	Appears to Meet	Recreation, Culture, Entertainment-Museum/Exhibition	Governmental(public)-Court House-County	Public/Governmental Building Types-County Courthouse	Early Classical Revival	Dahlonga Commercial Historic District
281218	D11 097	Building	Gustavos, J.R. Crider's Clothing & Apparel	18 Public Square South	1948	Appears Not to Meet	Commerce and Trade-Food Services-Restaurant/Bar/Café	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Dahlonga Commercial Historic District

281219	D11 096	Building	Dahonega General Store	24 Public Square South	1945	Appears to Meet	Commerce and Trade-Store-department (general) store	Commerce and Trade-Store-department (general) store	Commercial-Single Retail (one story)	No Academic Style	Dahlongega Commercial Historic District
281220	D11 095	Building	Picnic Café, Stroud P. Stacey Attorney	30 Public Square South	1900	Appears to Meet	Commerce and Trade-Food Services-Restaurant/Bar/Café	Commerce and Trade-Specialty Store/Shop	Commercial Block (2+ stories)	Italianate	Dahlongega Commercial Historic District
281221	D11 094	Building	The Humble Abode, The Gold Shop	34 Public Square South	1933	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Dahlongega Commercial Historic District
281226	D11 093	Buidling	Kilwin's, Crown and Bear British Foods and Gifts	40 Public Square South	1928	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial Block (2+ stories)	No Academic Style	Dahlongega Commercial Historic District
281228	D11 091	Building	The Humble Candle, Vintage Music	44 Public Square South	1910	Appears to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial Block (2+ stories)	No Academic Style	Dahlongega Commercial Historic District
281230	D11 020	Building	Brad Walker Pottery, The Branding Iron, Vicki Lynn's	70 Public Square North	1920	Appears to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial Block (2+ stories)	Folk Victorian	Dahlongega Commercial Historic District
281235	D11 021	Building		78 Public Square North	1947	Appears to Meet	Vacant	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Dahlongega Commercial Historic District
281237	D11 018	Building	Capers on the Square; The Country Cottage	84 Public Square North	1946	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Dahlongega Commercial Historic District
281239	D11 017	Building	Bleu Art Gallery, Hall House Hotel, Bourbon Street Grille, Naturally Georgia Wine Tasting, Crane Creek Vineyards Wine Tasting	90 Public Square North	1889	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial Block (2+ stories)	Second Empire	Dahlongega Commercial Historic District
281239	D11 016	Building	Giggle Monkey Toys, Paul Thomas	102 Public Square North	1883	Appears to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial Block (2+ stories)	Italianate	Dahlongega Commercial



			Chocolates & Gifts, No. 3 Vintage, Dahlonga Market Place								Historic District
286011	D11 092	Building		40 Park Street South	1920	Appears Not to Meet	Commerce and Trade-Business/office	Commerce and Trade-Business/office	Commercial-Single Retail (one story)	No Academic Style	Dahlonga Commercial Historic District
283482	D11 029	Building		44 Park Street North	1942	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial Block (2+ stories)	No Academic Style	Dahlonga Commercial Historic District
283486	D11 019	Building	Picket Fence	45 Park Street North	1950	Appears to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Specialty Store/Shop	Commercial-Single Retail (one story)	No Academic Style	Dahlonga Commercial Historic District
283489	D11 090	Building	27 on Park Office and The Tuxedo House	27 Park Street South	1936	Appears to Meet	Commerce and Trade-Business/office	Single dwelling (single living unit)	American Small House	Colonial Revival	Dahlonga Commercial Historic District
232096	D11 086	Building	Dahlonga Main Street	47 Park Street South	1900	Appears Not to Meet	Commerce and Trade-Business/office	Single dwelling (single living unit)	Georgian	Folk Victorian	Central Business District
283500	D11 080	Building		94 Choice Avenue	1957	Appears to Meet	Multiple Dwelling (multiple living units)	Single dwelling (single living unit)	Ranch-Linear	Plain Style	Central Business District
231669	D11 065	Building		262 East Main Street	1926	Demolished	Demolished	Single dwelling (single living unit)	Bungalow-Front Gable	No Academic Style	Central Business District
283502	D07 048	Building	West Cleaners	37 College Lane	1961	Appears to Meet	Commerce and Trade-Business/office	Commerce and Trade-Business/office	Commercial-Multiple Retail (one story)	No Academic Style	Central Business District
283504	D11 039	Building		40 Meaders Street North	1944	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Unable to Determine Type	No Academic Style	Central Business District
283505	D11 037	Building	Littlefield Cottage	78 Meaders Street North	1904	Appears to Meet	Commerce and Trade-Business/office	Single dwelling (single living unit)	Queen Anne Cottage	No Academic Style	Hawkins Street Historic District
283506	D11 037	Building	Old Storehouse Inn, Canvas and Cork - Wine Tasting and Art Gallery	90 Meaders Street North	1864	Appears to Meet	Commerce and Trade-Business/office	Single dwelling (single living unit)	Georgian	No Academic Style	Hawkins Street Historic District

284251	D11 013	Building	St. Luke's Catholic Church - UNG Catholic Campus Ministry	129 Hawkins Street	c. 1947 per historical aerials	Appears Not to Meet	Religion-Religious Facility	Religion-Religious Facility	Other Building Type - Secondary Two-story Church Building	No Academic Style	Hawkins Street Historic District
284256	D11 042	Building	Appalachian Gold Realty, Bear Book Market	85 Main Street East	1954	Appears Not to Meet	Commerce and Trade-Business/office	Commerce and Trade-Business/office	Commercial-Multiple Retail (one story)	No Academic Style	Central Business District
284259	D11 042	Building	Gateway Antiques; Star Trophies	75 Main Street East	1954	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Commerce and Trade-Business/office	Commercial-Multiple Retail (one story)	No Academic Style	Central Business District
281107	D11 056	Building		38 Boyd Circle	1940	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Bungalow-Front Gable	No Academic Style	Potential African American Historic District
281118	D11 055	Building	Geoimage	21 Enota Street	1925	Appears Not to Meet	Commerce and Trade-Specialty Store/Shop	Single dwelling (single living unit)	Bungalow-Front Gable	No Academic Style	Potential African American Historic District
281121	D10 040	Building		87 Goudlock Street	1945	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Bungalow-Front Gable	No Academic Style	Potential African American Historic District
282746	D10 053	Building		92 Goudlock Street	1951	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Ranch-Compact	Plain Style	Potential African American Historic District
281123	D10 043	Building	First Baptist Church	99 Goudlock Street	1946	Appears to Meet	Religion-Religious Facility	Religion-Religious Facility	Churches/Places of Worship-Front Gable	No Academic Style	Potential African American Historic District
281409	D10 054	Building		112 Goudlock Street	1960	Appears to Meet	Single dwelling (single living unit)	Multiple Dwelling (multiple living units)	Duplex	Plain Style	Potential African American Historic District
281124	D10 042	Building		121 Goudlock Street	1959	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Ranch-Linear	Plain Style	Potential African American



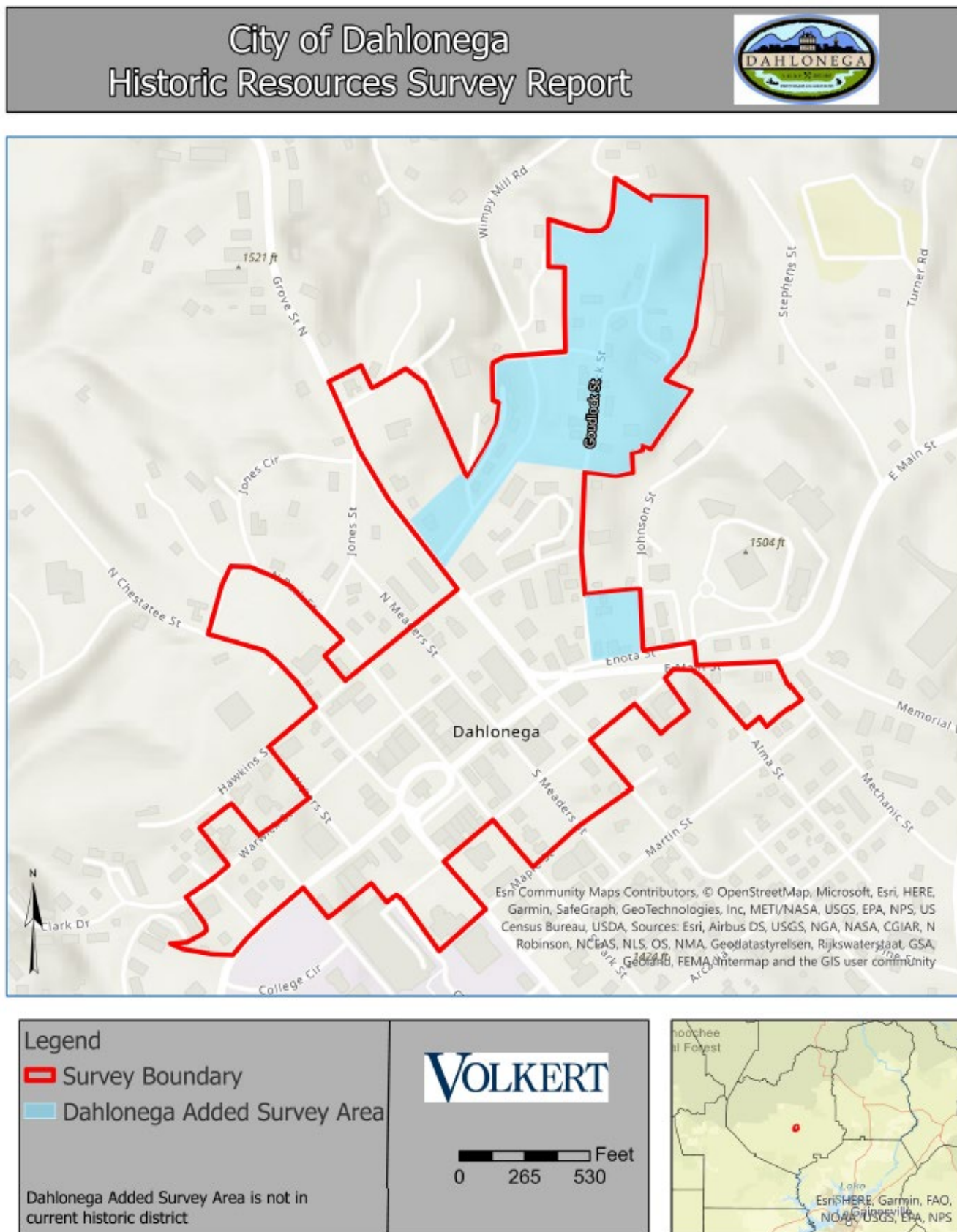
											Historic District
281125	D10 058	Building		128 Goudlock Street	1935	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Bungalow-Front Gable	No Academic Style	Potential African American Historic District
281126	D10 059	Building	Fortson Memorial Baptist Church	154 Goudlock Street	c. 1947 per historical aerials	Appears to Meet	Religion-Religious Facility	Religion-Religious Facility	Churches/Places of Worship-Corner Tower	No Academic Style	Potential African American Historic District
281129	D10 060	Building		186 Goudlock Street	1960	Appears to Meet	Multiple Dwelling (multiple living units)	Multiple Dwelling (multiple living units)	Duplex	No Academic Style	Potential African American Historic District
281040	D10 007	Building	Previously a one-room schoolhouse for combined grades and then used as the Gold City Masonic Lodge	245 Goudlock Street	Unknown	Appears to Meet	Vacant	Education-Schools-Combined grade levels	Lodge Hall-Small Town	No Academic Style	Potential African American Historic District
281131	D10 062	Building	Previous Combined Grades School	260 Goudlock Street	1937	Appears to Meet	Vacant	Education-Schools-Combined grade levels	Educational Building Types-Schools-Historic Context Types-Consolidated	No Academic Style	Potential African American Historic District
281472	D10 027	Building		154 Grove Street North	1950	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Ranch-Linear w/Clusters	Plain Style	Potential African American Historic District
281196	D10 036	Building		22 Honeysuckle Lane	1865	Appears to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Hall Parlor	No Academic Style	Potential African American Historic District
283474	D10 038	Building		45 Sims Court	1904	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	I-House-Central Hall	No Academic Style	Potential African American Historic District

283478	D10 039	Building		104 Wimpy Mill Road	1930	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Bungalow-Hip Roof	No Academic Style	Potential African American Historic District
283507	D11 056	Building		33 Enota Street	1900	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Central Hallway Cottage	No Academic Style	Potential African American Historic District
283508	D11 056	Building		42 Boyd Circle	1940	Appears Not to Meet	Multiple Dwelling (multiple living units)	Multiple Dwelling (multiple living units)	Apartment Building Types-Multi-residence two-story cinderblock	No Academic Style	Potential African American Historic District
284252	D10 036	Building		38 Honeysuckle Lane	1977	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Mobile Home-Emplaced	No Academic Style	Potential African American Historic District
284253	D10 034	Building		74 Honeysuckle Lane	1954	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Ranch-Linear	Plain Style	Potential African American Historic District
284254	D10 033	Building		92 Honeysuckle Lane (1st property on parcel)	1914	Apears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Hall Parlor	No Academic Style	Potential African American Historic District
284255	D10 033	Building		92 Honeysuckle Lane (2nd property on parcel)	1967	Appears Not to Meet	Single dwelling (single living unit)	Single dwelling (single living unit)	Mobile Home-Emplaced	No Academic Style	Potential African American Historic District



## Appendix B Mapping

Figure 1-8: Appendix B - City of Dahlonega Historic Resources Survey Boundary Map







# City Council Agenda Memo

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**DATE:** November 44, 2022  
**TITLE:** 2023 Agreement for Tourism Development Services  
**PRESENTED BY:** Allison Martin, Finance Director

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## **AGENDA ITEM DESCRIPTION:**

This agreement continues tourism promotion services which will be provided by the Dahlonega-Lumpkin County Convention and Visitors Bureau, Inc. rather than the Chamber of Commerce.

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## **HISTORY/PAST ACTION:**

Historically, the city has contracted with the Chamber to provide tourism promotion services. This agreement for tourism development services is with the Dahlonega-Lumpkin County Convention and Visitors Bureau, Inc. in recognition of the separation of the two entities. The agreement has been reviewed by legal as to form and reviewed by the Dahlonega-Lumpkin County Convention and Visitors Bureau, Inc. and city staff for content.

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## **FINANCIAL IMPACT:**

\$288,575 over the year – months January through September are in the FY23 approved budget.

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## **RECOMMENDATION:**

Approval of the agreement as provided.

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## **SUGGESTED MOTIONS:**

I move to approve the 2023 Agreement for Tourism Development Services as written, or subject to the following changes: (list them).

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## **ATTACHMENTS:**

2023 Draft Agreement for Tourism Development Services

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## **AGREEMENT FOR TOURISM DEVELOPMENT SERVICES**

This Agreement is entered into as of \_\_\_\_\_, 2022, by and between the City of Dahlonega, a Georgia Municipal Corporation, (the “City”), and the Dahlonega-Lumpkin County Convention and Visitors Bureau, Inc., a private-sector nonprofit 501(c)(6) organization organized under the law of Georgia (the “CVB”) is as follows:

WHEREAS, the City may expend funds subject to the following limitations:

Notwithstanding the provisions of paragraph (1) of this subsection, a municipality...may levy a tax under this code section at a rate of 5 percent. A municipality...levying a tax pursuant to this paragraph shall expend (in each fiscal year during which the tax is collected under this paragraph) an amount equal to the amount by which the total taxes collected under this Code section exceed the taxes which would be collected at a rate of 3 percent for the purpose of (a) promoting tourism, conventions, and trade shows; ... Amounts so expended shall be expended only through a contract or contracts with... a private sector nonprofit organization, or through a contract or contracts with some combination of such entities, except that amounts expended for purposes (C) and (D) may be so expended in any otherwise lawful manner.

O.C.G.A. 48-13-51(a)(3).

WHEREAS, the City may expend funds for promoting tourism; and

WHEREAS, such expenditures are permissible pursuant to a contract with a private sector non-profit organization; and

WHEREAS, the CVB is a private sector non-profit organization exempt from income tax under IRC 501(c)(6) which is willing and authorized to expend such funds for the purpose of promoting tourism in Dahlonega, Georgia as provided by law; and

NOW, THEREFORE, in consideration of the premises herein, the parties agree as follows:

1) **Grant of Funds.**

- i. Prior to April 30<sup>th</sup> of the fiscal year coexistent with the term of this contract, the CVB shall deliver to the City of Dahlonega its “cost allocation” analysis for the next succeeding contract year, including tourism budgets, advertising plans, and projected CVB budgets and such other information sufficient to the satisfaction of the City for it to adopt a budget plan specifying how the proceeds of such tax are to be expended. These efforts, and special CVB tourism promotions if any, shall be reviewed by the City as part of the City’s budget process and may be amended at the discretion of the City in consultation with the CVB. The City shall then determine and adopt a Tourism Development Services Contract budget plan to be made a part of the City budget plan. Special projects of the CVB, if any, including major renovations or multiyear elements of the work program, are to be identified and budgeted as part of the annual budget process with the City.



- ii. During the term of this Agreement, the City agrees to provide in consideration for the services rendered certain restricted funds to be derived from the proceeds of the hotel-motel tax. The monthly sum provided shall be \$288,575. The term proceeds as referenced in this paragraph shall be the funds collected from the levy of the hotel-motel tax by the City less the City's administrative fee of 3% of the funds collected, and the term restricted shall mean the funds shall be used exclusively for Tourism, Convention and Trade Show purposes as same are used in Title 48 Chapter 13 Article 3 of the Georgia Code.
  - iii. The CVB shall in consideration of the tax funds referenced above provide bi-monthly financial reports to the City by the 30th day of each calendar month following a board meeting in a form mutually agreeable to both the CVB and the City. These reports will be used by the City in part to ascertain the CVB's compliance with the terms of this Agreement and with O.C.G.A. Section 48-13-51(9)(A). The City may in its sole discretion require during the term of this Agreement additional financial information from the CVB, including specific receipts, copies of checks, deposits, and other similar items. The CVB shall also deliver a copy of its annual Form 990 and annual financial audit with findings and management comments as well as the QuickBooks documentation required by the City's designated auditors before the 180<sup>th</sup> day following the Chamber fiscal year being audited.
  - iv. The CVB shall participate in an annual compliance audit for the City's fiscal year October 1 through September 30 to be conducted by an auditor designated by the City and paid for out of the tax money received by the CVB from the City. The audit will be used to determine compliance by the CVB with the terms of this Agreement and with the requirements of O.C.G.A. Section 48-13-51(9)(B). The CVB shall expedite its response to all sampling requests presented by the auditors and assist the City auditors in completing their work so that the compliance audit can be completed prior to the presentation of the annual City audit to the City Council, or in no event later than 90 days following the end of the CVB's fiscal year.
  - v. By executing this Agreement, CVB hereby affirms that it will use the funds received solely and exclusively in compliance with this Agreement and will further expend such funds in full compliance with City ordinances and state laws. The CVB agrees to defend, indemnify, and hold harmless the City from and against all claims that arise therefrom, including reasonable attorneys' fees and court costs of the City.
- 2) **Expenditure Solely for Promoting Tourism.** Tourism involves traveling to experience and learn about the places, attractions, and activities in the City of Dahlonega, Georgia. All hotel/motel tax sums received by the CVB from the City shall be expended for the purpose of promoting tourism within one year, and solely for the benefit of the City and only as follows:

- i. Promoting and stimulating tourism in Dahlonega to increase leisure visitor volume, overnight stays, visitor spending, and economic impact through the promotion and distribution of the city's travel products to the travel trade; and
  - ii. Promoting conventions, events, and trade shows, which includes planning, conducting, or participating in programs of information and publicity designed to attract or advertise tourism, conventions, events, or trade shows; and
  - iii. The promotion of recreational, cultural, historic, and natural resources of Dahlonega to attract both leisure and group visitors to Dahlonega;
- Tourism promotion efforts must involve the following elements:
- i. The CVB will employ one full-time Tourism Director to administer, initiate and monitor all advertising/marketing campaigns for the City; and
  - ii. This employee will be expected to attend tourism training and be an active member in tourism organizations, regional trails, and heritage programs, that will help promote the City of Dahlonega as a leisure and group travel destination, convention and meeting location, and a cultural heritage center of the Northeast region, and to appear both quarterly and on request before the Mayor and City Council at a public meeting to discuss the CVB's operation and finances.
  - iii. A staffed Welcome Center that will provide an outlet for promotional materials and a place to help with information about activities in Dahlonega and provide restroom facilities for the public. Hours of operation of the Welcome Center shall be approved by the City. It is expected that the traditional hours as follows shall be maintained: Hours of operation of the Welcome Center will be 10:00 a.m. – 5:00 p.m. Monday-Friday, 10:00 a.m. – 5:00 p.m. Saturday, and 10:00 a.m. – 5:00 p.m. on Sunday. The Welcome Center and public restrooms may be open longer during peak season(s) weekends. Any reduction of these hours will need to be approved by the City.
- 3) **Audit Verification.** CVB shall provide audit verification, as described below, to the city and demonstrate that the CVB uses the funds solely and exclusively for the purpose of promoting tourism in conformance with this Agreement. Reports are due by the 30<sup>th</sup> day of the month following the end of the month. Failure to file the required report may compromise the CVB's status to receive grant funds.
- a. The CVB shall provide a cost allocation schedule for overhead costs associated with the use of CVB facilities for tourism activities. The audit verification shall include a Line-item Detailed Expense Report to the City identifying and describing each item funded with hotel/motel tax revenues including all direct and indirect costs. Detailed invoices shall be retained in compliance with the City's retention schedule as per Georgia Law and will be available for review at the CVB offices.



- b. At the end of the fiscal year, the CVB shall internally perform this audit verification and provide to the City a Detailed Annual Report that conveys each item funded with hotel/motel tax. Every third year, the CVB shall hire an outside agency to perform a full audit in lieu of its annual internal review and submit the findings in a report to the City.

**Compliance with Law, Indemnification, Return of Funds.** By executing this Agreement, the CVB acknowledges it may be a contracted organization, receiving 33% or more of its total operating budget from hotel/motel tax, and if so, is subject to the Open Meetings Act (O.C.G.A. 50-15-1 et. Seq) and Open Records Act (O.C.G.A. 50-18/70 et. Seq.). The CVB will provide the City a copy of Committee/Board meeting notices, agendas and supporting documents, and minutes from each and every meeting reflecting a report of the Convention and Visitor's Bureau activities and official actions taken by the governing body. Also, by virtue of its government funding and occupancy of a government-owned building, the CVB in the performance of tourism functions under this contract shall not act preferentially for the benefit of Dahlonega-Lumpkin County Chamber members.

- 4) **Audits of Lodging Properties.** The City shall periodically perform unannounced audits of one, some, or all lodging properties in the City. These may be undertaken by an outside agency. Such lodging property audits shall be paid for from new tax funds collected incident to the audit process or from hotel-motel tax collections, prorated between Chamber and City based on the revenue sharing agreement in place at the time of payment not to exceed a cost of \$5,000.00 for the Chamber's share.
- 5) **Use of Jointly Owned Facility.** The CVB occupies a building provided to it in part by the City. The CVB shall maintain insurance on the building's contents and liability insurance satisfactory to the City. A copy shall be furnished to the City together with a certificate of insurance upon each renewal. The CVB shall pay all monthly utility bills, i.e., electric and water, and will order paper supplies. The building may be inspected by the City at any time.
  - i. In lieu of rent, the CVB shall perform all needed upkeep and maintenance of the interior of the building from Tourism and non-Tourism monies based upon a functional analysis of the expense. Exterior maintenance and major repairs will be paid in equal thirds by the CVB, City, and County. A contingency fund of no less than \$6,000 and no more than \$12,000 will be maintained by the CVB for this purpose. The CVB will obtain approval from the City and County prior to making any modifications to the building. Should a maintenance bill not be paid on time, or cited maintenance not be performed as suggested by City inspectors said bill will be paid by the City after consultation with the CVB. The amount of the bill or maintenance cost will be subtracted from the next available City hotel/motel revenue payment to the CVB. The value of rent shall be reflected in the CVB's annual audit and form 990.
- 6) **Conflict of Interest.** This requirement upholds and protects the integrity of the nonprofit entities which receive public funding (the "Recipient"). No employee of a Recipient or his/her family member may hold a position in or own a 25% or more interest in, any for-

profit entity with a financial interest in those activities being promoted by the Recipient, or which employee or family member would profit more than \$2,500.00 per year from any project in which the Recipient is involved. If such conflict exists, the employee or his/her family member must disqualify himself/herself from bidding on any project in which the Recipient is involved.

“Family member” means spouse, child, or sibling. “Business” means the sale or lease of any personal property, real property, or service on behalf of oneself or on behalf of any third party as an agent, broker, or representative.

Notwithstanding the provisions above, a business transaction in which an employee or his/her family member has such an interest may be approved if that member or his/her family member is deemed to be the only acceptable provider of the service(s) solicited by the Recipient.

The following requirements must be satisfied to earn such an exemption:

- a) There was a public bid solicitation in the legal organ run for no less than two weeks; and
  - b) There was a competitive process for bids, which included consideration of all submitted bids for price, quality, and appropriateness; and
  - c) No other entity submitted a bid prior to the deadline or no other entity submitted a bid that met the specifications; and
  - d) The employee or family member must be capable of satisfying the specifications; and
  - e) The employee cannot be a member of any committee or meeting at which the employee’s bid or family member’s bid is discussed or awarded the business solicited by the Recipient; and
  - f) Notice of the pending consideration of the award to the employee or family member was published in the official county legal organ prior to the approval of the said transaction by the Recipient; and
  - g) At the time of approval, the members approving the transaction in good faith reasonably believe that the transaction is fair and is in the best interests of the Recipient and the citizens; and
  - h) The interested member is absent from any portion of a meeting that discusses or awards the bid or contract.
- 7) **Notices.** All notices, requests, demands, or other communications required or permitted to be given hereunder shall be in writing and shall be addressed and delivered to each party at the addresses set forth below. Any such notice, request, demand, or other communication shall be considered given or delivered, as the case may be, on the date of receipt. The rejection or other refusal to accept or inability to deliver because of a changed address of which proper notice was not given shall be deemed to be receipt of the notice, request, demand, or other communication. By giving prior written notice thereof, any party may from time to time and at any time change its address for notices



hereunder. Legal counsel for the respective parties may send to the other party any notices, requests, demands, or other communications required or permitted to be given hereunder by such party.

- i. City of Dahlonega. 465 Riley Road, Dahlonega, Georgia 30533
- ii. Dahlonega-Lumpkin County Convention and Visitor's Bureau  
Attn: Sam McDuffie  
13 S Park Street  
Dahlonega, GA 30533

- 8) **Automatic Renewal and Termination.** This agreement shall automatically renew at 12:00 a.m. midnight on the first day of the fiscal year that immediately follows the current Agreement term. Either party may terminate the Agreement at the end of its annual term and bar automatic renewal by written notice to the opposing party's notice address listed in paragraph 7, provided such written notice is postmarked no later than sixty (60) days prior to the end of the current annual term.
- 9) **Assignment.** The parties hereto may not assign, sublet, or transfer their interest in and responsibilities under this agreement without the prior written approval of all parties hereto.
- 10) **Georgia Law.** It is the intention of the parties that the laws of Georgia shall govern the validity of this agreement, the construction of its terms and the interpretation of the rights or duties of the parties.
- 11) **Severability.** In the event any provision or portion of this agreement is held by any court of competent jurisdiction to be invalid or unenforceable, such holdings shall not affect the remained hereof and the remaining provisions shall continue in full force and effect to the same extent as would have been the case had such invalid or unenforceable provision or portion had never been a part hereof.
- 12) **Reasonable Cooperation.** On and after the date of this agreement, both parties shall, at the request of the other, make, execute, and deliver or obtain and deliver all instruments and documents and shall do or cause to be done all such other things which either party may reasonably require to effectuate the provisions and intentions of this agreement.
- 13) **Time.** Time is and shall be of the essence under this agreement.
- 14) **Binding Authority.** The parties signing this agreement hereby state that they have the authority to bind the entity on whose behalf they are signing.
- 15) **Integration.** This agreement supersedes all prior discussions and agreements between the parties and contains the sole and entire understanding between the parties with respect to transactions contemplated by this agreement. This agreement shall not be modified or amended except by a written instrument executed by or on behalf of the parties in the same manner in which this agreement is executed. No course of action or waiver of rights hereunder shall constitute a waiver of such right or action.

[SIGNATURES ON THE FOLLOWING PAGE]

WITNESS WHEREOF, the parties have signed this Agreement under their hand and seal on the date set forth above.

CITY OF DAHLONEGA, GEORGIA

Acting by and through its Duly Elected  
Mayor and City Council

DAHLONEGA-LUMPKIN COUNTY  
CONVENTION AND VISITORS  
BUREAU, INC.





# Ordinances and Resolutions

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**DATE:** November 14, 2022  
**TITLE:** Resolution 2022-17 - FY2022 Year-end Budget Amendment  
**PRESENTED BY:** Allison Martin, Finance Director

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## **AGENDA ITEM DESCRIPTION:**

FY2022 Year-End Budget Amendment

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## **HISTORY/PAST ACTION:**

The FY2022 budget was approved by the council on August 16, 2021, and was previously amended by Resolution 2022- 03, Resolution 2022-08, Resolution 2022-09, and Resolution 2022-14. The City council has made decisions during the remainder of the fiscal year that requires adjustments to the budget. Also, a review of the financial activity indicates that budget adjustments are needed to more closely reflect expected results.

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## **FINANCIAL IMPACT:**

The financial changes are presented for each fund and described in the attachment to the resolution. Georgia requires local governments to operate under a balanced budget and the process to reconcile at year-end is a common and accepted practice as budgetary needs of the government change throughout the year.

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## **RECOMMENDATION:**

The staff's recommendation is to amend the budget.

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## **SUGGESTED MOTIONS:**

I make a motion to approve Resolution 2022-17 FY2022 Year-end budget amendment.

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## **ATTACHMENTS:**

Resolution 2022-17

Attachment A, an attachment to Resolution 2022-X17

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**RESOLUTION 2022-17**  
**BUDGET AMENDMENT – FISCAL YEAR 2022**  
**ADDITIONAL TOURISM FUNDS**

**WHEREAS**, the City Council approved a budget for the Fiscal Year 2022 for the City of Dahlonega on August 16, 2021, and

**WHEREAS**, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

**WHEREAS**, the City Council first amended the Fiscal Year 2022 budget on March 7, 2022, May 2, 2022, and October 5, 2022; and

**WHEREAS**, through a review of the financial activity for the prior fiscal year, there are budget adjustments needed to more closely reflect expected results.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Dahlonega, Georgia hereby adopts the adjustments to the Fiscal Year 2022 Budget as presented in “Attachment A” attached hereto and made a part of the Resolution.

**ADOPTED** this 5<sup>th</sup> day of December 2022.

**CITY OF DAHLONEGA, GEORGIA**

By: \_\_\_\_\_  
JoAnne Taylor, Mayor

Attest:

\_\_\_\_\_  
Mary Csukas, City Clerk