



# CITY OF DAHLONEGA

## Historic Preservation Commission Special Called Meeting Agenda

October 10, 2024, 6:00 PM

City Hall - Mayor McCullough Council Chamber

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

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

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

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### CALL TO ORDER

### MINUTES FOR APPROVAL

### OLD BUSINESS

1. COA CASES FOR APPROPRIATENESS

### NEW BUSINESS

1. COA Cases for Appropriateness:

(COA-24-8) J. Allen Head has applied for a certificate of appropriateness to whitewash the exterior walls of the principal building at 75 Grove Street North, Dahlonega, GA 30533 (parcel D11 044).

Zachary Lloyd, CPL

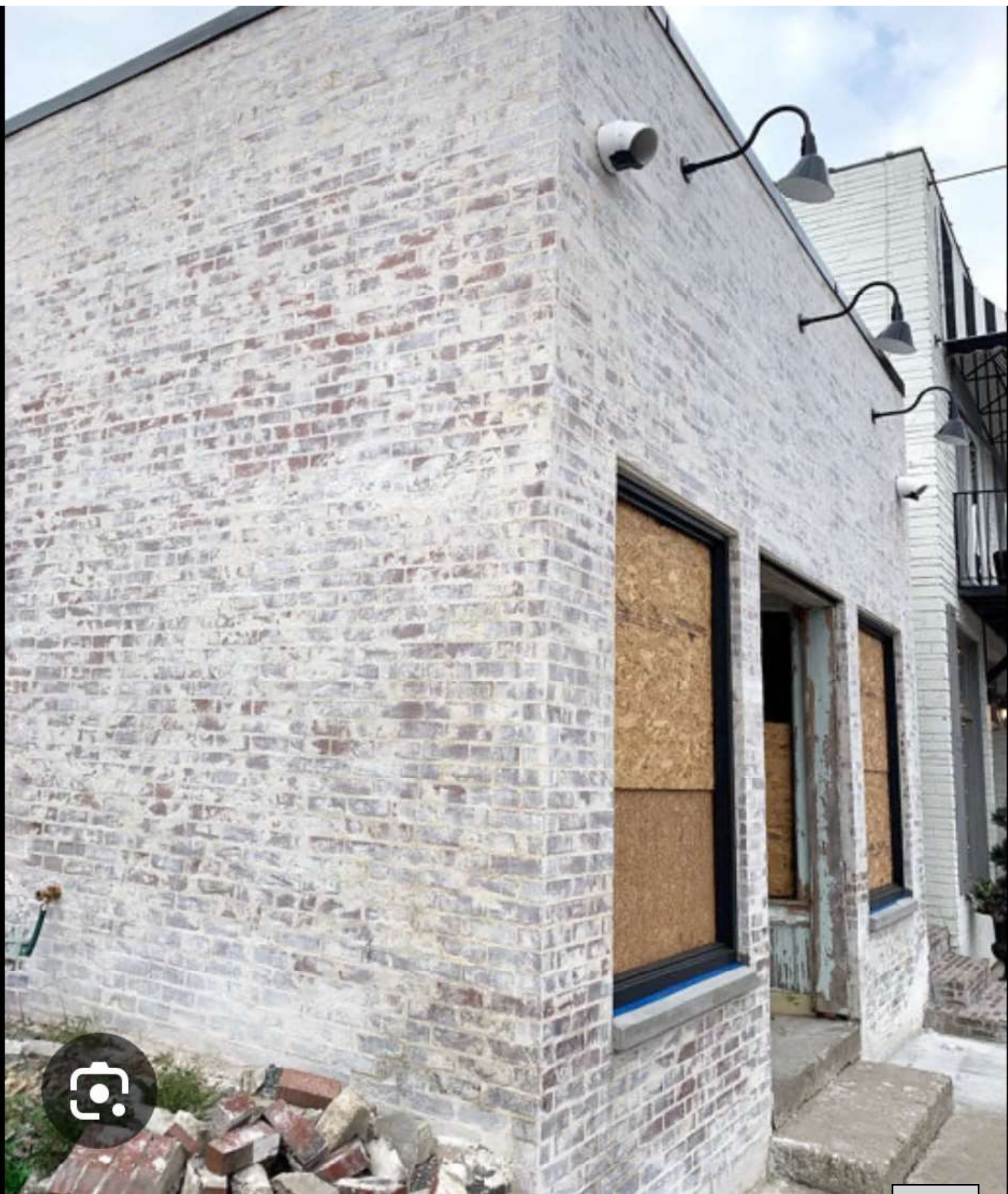
2. DESIGN AND REVIEW OF PROJECTS

### ADJOURNMENT

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Guideline Principles - The City of Dahlonega will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonega commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!

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## Application for a Certificate of Appropriateness (COA)

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

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

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

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

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

Additional Information  
 Only fill out the second Page if applicable

Office use only:

Date: \_\_\_\_\_  
 Project #: \_\_\_\_\_  
 Fee paid: \_\_\_\_\_  
 Hearing date: \_\_\_\_\_

CONTACT	Applicant*: <u>Cona Corporation, J. Allen Head</u> Phone #: <u>706-344-9611</u> Mailing Address: <u>P.O. Box 1007</u> <u>Dahlonega, GA, 30533</u>
PROPERTY AND PROJECT	Property Address: <u>75 N. Grove Street</u> <u>Dahlonega, GA, 30533</u> Zoning: <u>002</u> Tax Parcel: <u>D11-000-044-000</u> Type of project (check all that apply): New construction <input type="checkbox"/> new building <input type="checkbox"/> addition <input checked="" type="checkbox"/> alteration <input type="checkbox"/> deck <input type="checkbox"/> outbuilding Site changes <input type="checkbox"/> fence <input checked="" type="checkbox"/> wall <input type="checkbox"/> driveway <input type="checkbox"/> walkway <input type="checkbox"/> parking <input type="checkbox"/> demolition <input type="checkbox"/> relocation <input type="checkbox"/> other Proposed starting date: <u>10/02/2024</u>
AUTHORIZATION	<p>In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to hereby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit. Any and all exterior alterations, improvements, additions, repairs or other changes to any structure or site in the Historical District must be approved by the Historic Commission for compliance with the Historical Commission guidelines. Furthermore, none of the above activities may commence without on site review by the City's building inspector. The owner/ contractor understand and agree to the above and is responsible for compliance with these requirements. The undersigned has read and understands the requirements and agrees that the above constitutes the construction or alteration to be undertaken at the time and that any changes or additions will require another application.</p> <p><u>J. Allen Head</u> <u>09/11/2024</u>          Signature Date</p>



Owner Permission Letter for Alterations to Building

Date: September 5, 2024

Regarding: Rose of Sharon Building 75N Grove St.  
Name and property address of business

I, Cona Corp, hereby grant permission to N/A  
Owners name Name of renter

To do alterations to the facade and or landscape of the building and property being discussed.

If you have any questions regarding this correspondence, please feel free to contact me at:

Name of property owner: Cona Corp J. Allen Head (Trustee)

Mailing address: P.O. Box 1007  
Dahlonega, Ga 30533

E mail address: TheDuallyDude@gmail.com

Phone number: 706-344-9611

J. Allen Head (Trustee)  
Signature of property owner





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

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

Buildings existing brick facade to be white washed

Qualified contractor to paint all four sides of exterior brick. Proposed materials is Sherwin Williams - Alabaster, SW 7008 white washed paint. This is a latex exterior paint combining equal parts of paint and water. This will make the brick absorb moisture, creating + effectively white washing the building.

Please find attached example photos of similar buildings.

\* Note that the type of brick absorbs differently. The photos attached represent buildings with similar type and age of brick on proposed building.





## APPLICATION CHECKLIST

A complete application requires support materials. Please include this completed form as part of the application along with the following :

**For new building or an addition to an existing building or addition of a new porch, deck, outbuilding, patio etc...**

Site plan with footprint of building including contour lines, location of all buildings, parking, fences, walls, porches, decks, etc. to be added

Architectural plans/building design including:

- Interior floor layout indicating exterior door and window locations
- Drawings of all building elevations – all sides of the building
- Location and description including photos of all exterior lights
- Description of design and materials for all exterior features including roof, doors, siding, windows, trim, porch pickets and handrails, foundation, cornices, handicap ramps, etc.

Include photos or drawings of each i.e. of doors, windows, trim, cornice, pickets etc.... Photos of proposed site and adjoining properties/buildings

Landscape plan including all hardscapes, walls, and fencing. Landscape plan should also include:

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

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

- Photo of existing building Photos of adjoining properties Photo of earlier historic appearance
- Sketches or drawings and description of proposed changes
- Description or picture of the type of material proposed for use in the alteration
- Photos or drawing of the building element to be altered i.e. doors, windows, trim, cornice, pickets etc....

**Site changes including parking areas, drives, walks, addition of fences, walls or outbuildings major landscape elements and including removal of large trees or shrubs**

- Photo of site
- Photo of adjoining properties
- Site plan or sketch of site indicating location of changes
- Description of materials to be used
- Landscape plan (as described above)











**CITY OF DAHLONEGA**  
465 Riley Road  
Dahlonega, Georgia 30533  
Phone: 706-864-6133

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**STAFF REPORT FOR HISTORIC PRESERVATION COMMISSION  
REQUEST FOR CERTIFICATE OF APPROPRIATNESS (COA)**

**Case:** COA-24-8

**Parcel I.D.:** D11 044

**Address:** 75 Grove Street North

**Petitioner:** J. Allen Head

**Voting Session Date:** October 10, 2024

**Zoning District:** CBD: Central Business District

The Central Business District is intended to establish and preserve a compact central business district convenient and attractive for a wide range of retail uses, business transactions, government and professional offices, places of amusement, employment activities, and services to the public designed primarily to meet the day-to-day retail and service needs of residents of the City of Dahlonega.

**Request:**

Whitewash the exterior walls of the principal building.

**Findings and Analysis:**

Section 109-20(d) of the City of Dahlonega Historic Preservation Ordinance authorizes the Dahlonega Historic Preservation Commission to review applications for Certificate of Appropriateness (COA). Section 2502 of the Dahlonega Zoning Ordinance requires the approval of a COA prior to new construction and material changes (including painting) in appearance for any building within a designated Historic District.

The applicant proposes to whitewash the exterior walls of the principal building located at 75 Grove Street North. Specifically, the applicant indicates that all of the brick masonry exterior would be coated with a “white washed paint.” The applicant describes this medium as an “exterior paint combining equal parts of paint and water.” Presently, the exterior brick walls of the subject building are not painted or whitewashed; therefore,

this proposal is considered a material change in appearance of the building exterior, necessitating this COA request.

The Lumpkin County Board of Assessors indicates that the subject building was constructed in 1976. The site has a history of personal service, financial, retail, and gasoline sale uses.

On August 26, 2024, a COA application regarding the subject site, initiated by the same applicant, was decided upon by the Historic Preservation Commission. This previous application, COA-24-4, was to paint the exterior walls and roof of the subject building. The Commission issued an *approval with modifications* in response to this request. The request was modified so that “only the roof [can] be painted.” As a result, a COA was granted to paint the roof of the structure, excluding the exterior walls.

In addition to this application, a COA request has been initiated by a different party to install one (1) wall sign on the front façade of the subject building.

Pursuant to the Dahlonega Historic District Design Guidelines, staff has identified the following to be brought to the attention of the Commission:

#### 4.6 Exterior Walls and Trim

It is not appropriate to paint or coat an unpainted brick exterior wall which is not historically coated. Records indicate that the exterior walls of the subject building have not been painted or coated previously.

#### 4.7 Brick and Masonry

This section reiterates that it is not appropriate to paint historically unpainted brick and masonry surfaces.

#### 4.9 Paint and Paint Colors:

Regardless of color, it is not appropriate to apply coatings to materials which are historically not coated.

The contents of Section 4 – Building Exterior, repeatedly discourage the coating of brick exteriors. However, “whitewash” is not specifically regulated or mentioned.

#### **Recommendation:**

Staff recommends denial of the requested COA, because the coating of originally unpainted masonry, as proposed by the applicant, is not consistent with historic district design guidelines 4.6, 4.7, and 4.9.