



CITY OF DAHLONEGA

Historic Preservation Commission Work Session Agenda

October 10, 2024, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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.

CALL TO ORDER

MINUTES FOR APPROVAL

OLD BUSINESS

1. COA - CASES FOR APPROPRIATENESS

2. DESIGN AND REVIEW OF PROJECTS

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

This item was tabled at the request of the applicant at the August 26, 2024, HPC meeting, but the applicant has requested the item proceed to a decision.

Zachary Lloyd, CPL

NEW BUSINESS

1. DESIGN AND REVIEW OF PROJECTS

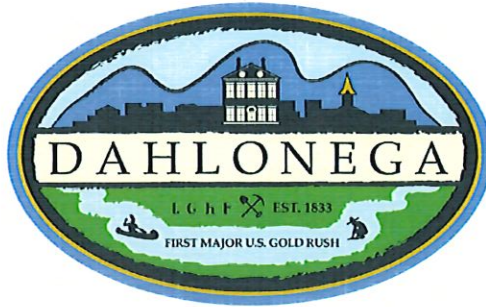
(COA-24-10) Candida Petite has applied for a certificate of appropriateness to install additional windows and doors, and replace the exterior siding, on the principal building at 11 Grove Street South, Dahlonega, GA 30533 (D11 078).

Zachary Lloyd, CPL

2. COA - CASES FOR APPROPRIATENESS

ADJOURNMENT

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!



OFFICE OF THE MANAGER

September 4, 2024

Freida Welch-Bafile
84 S. Chestatee Street
Dahlonega, GA 30533

Dear Ms. Welch-Bafile,

At the August 26, 2024, Historic Preservation Commission (HPC) meeting, the commission members considered your Certificate of Appropriateness request – COA-24-6. Through an agreement between yourself and the voting HPC members, the commission **tabled** your COA request.

Furthermore, the day to which this application is *tabled* was not specified; a mutual agreement to table the item “until further notice” was settled upon. Until the next time this application is formally considered by the HPC, there is no official decision on this COA matter.

You are welcome to remove the disposable yellow notice sign from the property at your convenience.

Should you have any questions, or need additional information, please feel free to contact me at 706-864-6133.

Sincerely,


Allison Martin
City Manager



465 RILEY ROAD • DAHLONEGA, GA 30533 • PHONE (706) 864-6133 • FAX (706) 864-4837

WWW.DAHLONEGA-GA.GOV



Lumpkin County, GA

Summary

Parcel Number D10 030
Location Address 200 GROVE STREET NORTH
Legal Description 2.23 ACR LL 951 LD 12-1
(Note: Not to be used on legal documents)
Class C4-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Character Area B2
Tax District Dahlonega (District 02)
Millage Rate 28.825
Acres 2.23
Neighborhood *CITY@750/FF (00259)
Homestead Exemption No (S0)
Landlot/District 951 / 12

[View Map](#)



Map



Owner

[F WELCH INVESTMENTS LLC](#)
 P.O. BOX 96
 DAHLONEGA, GA 30533

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	*CITY@750/FF	Front Feet	97,328	308	316	2.23	0

Commercial Improvement Information

Description Multipurpose Bldgs-4
Value \$73,111
Actual Year Built 1898
Effective Year Built 1998
Square Feet 1559
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Multipurpose Bldgs-4
 Value \$118,051
 Actual Year Built 1898
 Effective Year Built 1998
 Square Feet 2820
 Wall Height 10
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Dimensions/Units	Identical Units	Value
Paving-Asph.(E) 2" >10000	0x0 / 3000	0	\$940
Garage Detached	12x22 / 0	0	\$2,458
Storage Bldg D-Average	16x24 / 0	0	\$1,267
Shed Average	16x22 / 314	0	\$683

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/5/2009	1116 681		\$500,000	Quitclaim	CITY OF DAHLONEGA	F WELCH INVESTMENTS LLC
6/8/2007	1049 659		\$425,000	Deed in lieu of foreclosure	UNITED COMMUNITY BANK	CITY OF DAHLONEGA
4/3/2007	1037 418		\$522,000	Foreclosure	BRADLEY MICKINNEY INC	UNITED COMMUNITY BANK
2/19/2003	V30 504		\$400,000	NF	VICKERS SISK FUNERAL	BRADLEY MCKINNEY INC
8/1/1977	Z3 249		\$0	NF		VICKERS SISK FUNERAL

Area Sales Report

Sale date range:

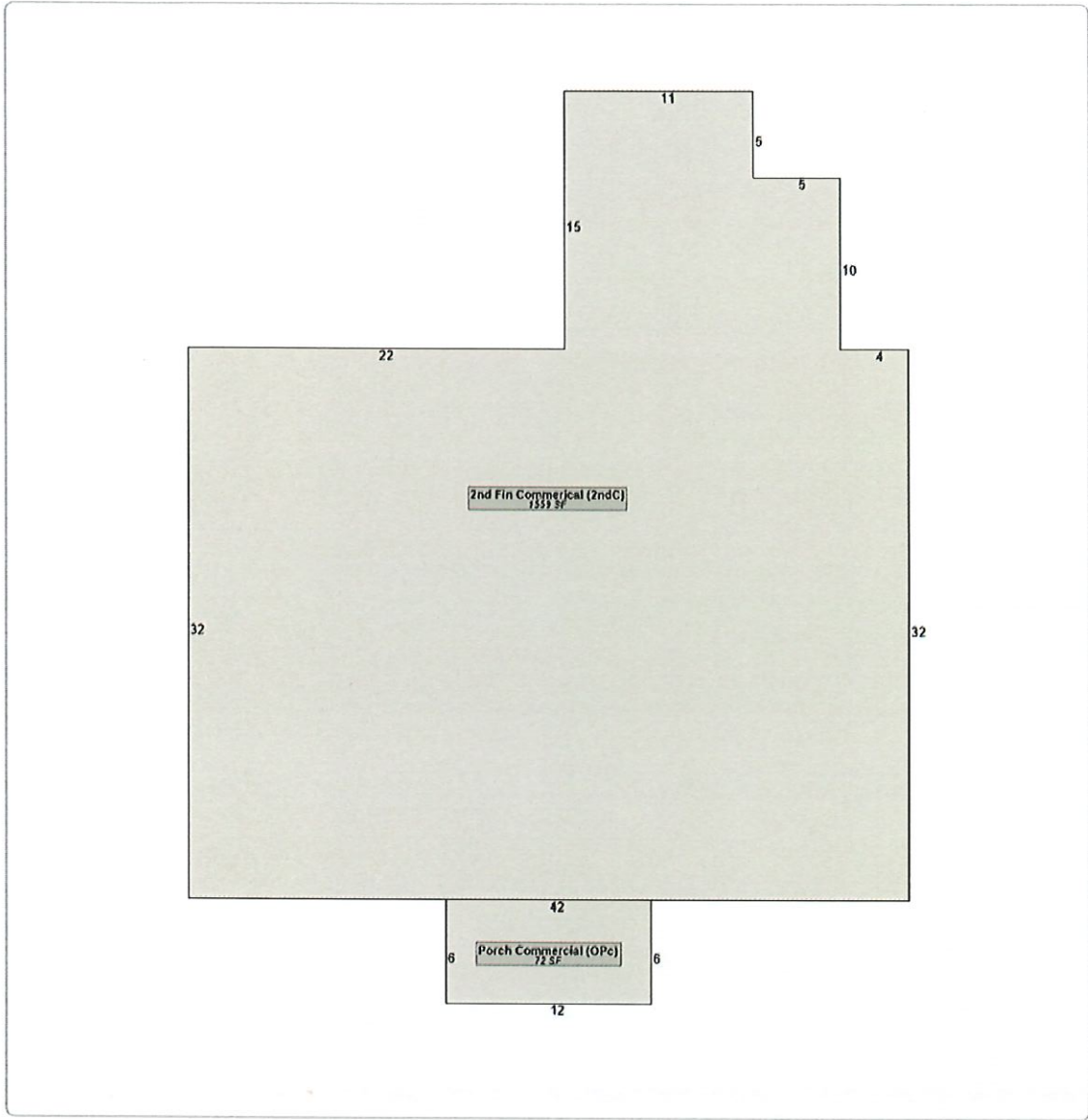
From: To:

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$496,630	\$385,638	\$410,790	\$410,790	\$410,790
Land Value	\$301,039	\$301,039	\$301,039	\$301,039	\$301,039
+ Improvement Value	\$191,162	\$190,243	\$79,251	\$104,144	\$104,144
+ Accessory Value	\$5,348	\$5,348	\$5,348	\$5,607	\$5,607
= Current Value	\$497,549	\$496,630	\$385,638	\$410,790	\$410,790

Tax Collector

Photos



Mailing Labels

Distance:

100 Fee

Use Address From:

Owner Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Show All Owners

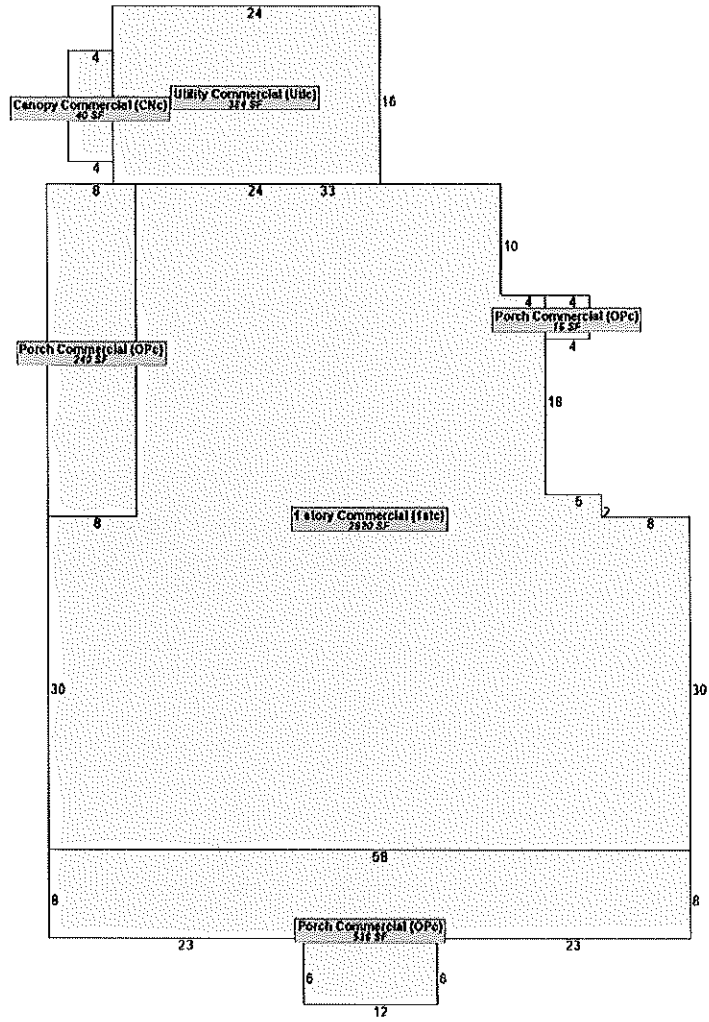
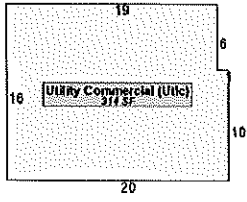
Show Parcel ID on Label

Skip Labels

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 7/3/2024, 7:57:31 AM



GEORGIA, LUMPKIN COUNTY
CLERK'S OFFICE SUPERIOR COURT
Filed V. O.S.L.M. 02/21/03
Recorded in Real Book 30 Page 504

GEORGIA LUMPKIN COUNTY
REAL ESTATE TRANSFER TAX
PAID \$14.05
DATE 02/21/03
Edward E. Tucker
EDWARD E. TUCKER
CLERK OF SUPERIOR COURT

Edward E. Tucker 505
EDWARD E. TUCKER, CLERK

After recording return to: North Georgia Title, Inc., Henry L. Young, Jr., Attorney at Law
54 Lumpkin Campground Road South, Suite 110, Dawsonville, GA 30534

03-50130-McKinney LIMITED WARRANTY DEED

STATE OF Georgia
COUNTY OF Lumpkin

1986 1957 CHARTERS to the
HOME
VICKERS Funeral
HOME

THIS INDENTURE made this 19th day of February, 2003, between

VICKERS-SISK FUNERAL HOME, INC.

A DISSOLVED GEORGIA CORPORATION
of the County of Lumpkin and State of Georgia, hereinafter called "Grantor(s)", and

BRADLEY MCKINNEY, INC.

of the County of LUMPKIN, State of Georgia, hereinafter called
"Grantee(s)" (the terms "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the
context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS (\$10.00) and other good and
valuable considerations, receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and
by these presents does/do grant, sell, transfer and convey unto the said Grantee, the following property to-wit:

Letter 2/20/03
Final Hand

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN THE CITY OF DAHLONEGA,
COUNTY OF LUMPKIN, STATE OF GEORGIA, AND BEING A PART OF ORIGINAL LAND LOT
951, IN THE 12TH DISTRICT AND 1ST SECTION, KNOWN AS THE FORMER HOME PLACE OF
W.A. CHARTERS; SAID TRACT OF LAND CONTAINING 2.50 ACRES, MORE OR LESS, AND
SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE COOPER GAP ROAD, NOW US. HIGHWAY #19, AT THE SOUTH
CORNER OF SAID FENCE; THENCE RUNNING IN A NORTHWESTERN DIRECTION ALONG
THE LINE OF SAID ROAD 317 FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY
DIRECTION 345 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 317
FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 345 FEET TO THE
BEGINNING CORNER. SAID TRACT OF LAND IS FURTHERMORE DESCRIBED IN TWO DEEDS
(EACH CONVEYING A PART OF SAID TRACT FROM R.C. THOMSON TO SAID WILLIAM a.
CHARTERS); THE FIRST OF SAID DEEDS BEING DATED OCTOBER 5, 1901, AND RECORDED
IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF LUMPKIN COUNTY, GEORGIA,
BOOK E-1, PAGE 48, AND THE SECOND OF SAID DEEDS BEARING DATE OF OCTOBER 14,
1901, AND RECORDED IN THE LUMPKIN COUNTY, GEORGIA RECORDS IN BOOK E-1, PAGE
57-58, AND BEING THE SAME PROPERTY DESCRIBED IN A DEED BETWEEN HENRY HEYERS
AND MAE Q. MEADERS FILED IN LUMPKIN COUNTY, GEORGIA RECORDS, BOOK M-1,
PAGES 502-3, ON THE 7TH DAY OF AUGUST, 1920, AND BEING THE SAME LAND AS
CONVEYED TO EDISON AND JOE WOODWARD BY A DEED FROM FRANK M., GEORGE
EDWARD, BARNEY R. AND JACK Q. MEADERS, IN DEED BOOK Z-1, PAGES 163-4, LUMPKIN
COUNTY, GEORGIA RECORDS, AND BY DEED FROM EDISON WOODWARD, WHICH DEED IS
OF RECORD, BOOK Z-1, PAGE 165-166 OF THE DEED RECORDS OF LUMPKIN COUNTY,
GEORGIA, TOGETHER WITH IMPROVEMENTS THEREON.

Yours
1898

BEING THE SAME PROPERTY DESCRIBED IN A DEED TO FORREST J. SISK, AND JOHN H.
VICKERS, JR., EXECUTED OCTOBER 31, 1975, RECORDED IN DEED BOOK J-3, PAGES
766-767 OF THE LUMPKIN COUNTY, GEORGIA RECORDS.

ALSO BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM FORREST J. SISK, AND
JOHN H. VICKERS, JR., TO VICKERS-SISK FUNERAL HOME INC., RECORDED IN DEED BOOK
23, PAGE 249, AFORESAID RECORDS.

THIS CONVEYANCE IS FOR THE PURPOSE OF WINDING DOWN AND DISSOLVING THE
CORPORATE INTERESTS.

000504

Hillcrest



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Hillcrest 2012



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THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCOVERIES THAT A TITLE SEARCH MAY REVEAL.

IN AN OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

DAVID EDWARD MEYER
 N/F

SHARON LEE THOMAS
 N/E
 MAULDIN STREET

END OF ASPHALT
 1/2" IPS

1/2" IPS

N 88.07.19° E
 N 150.95° E
 S 22.44'34" E
 S 307.47' E
 S 30.00'

RENS WAY
 GRAVEL
 N/F
 MRS. E.J. WOODWARD

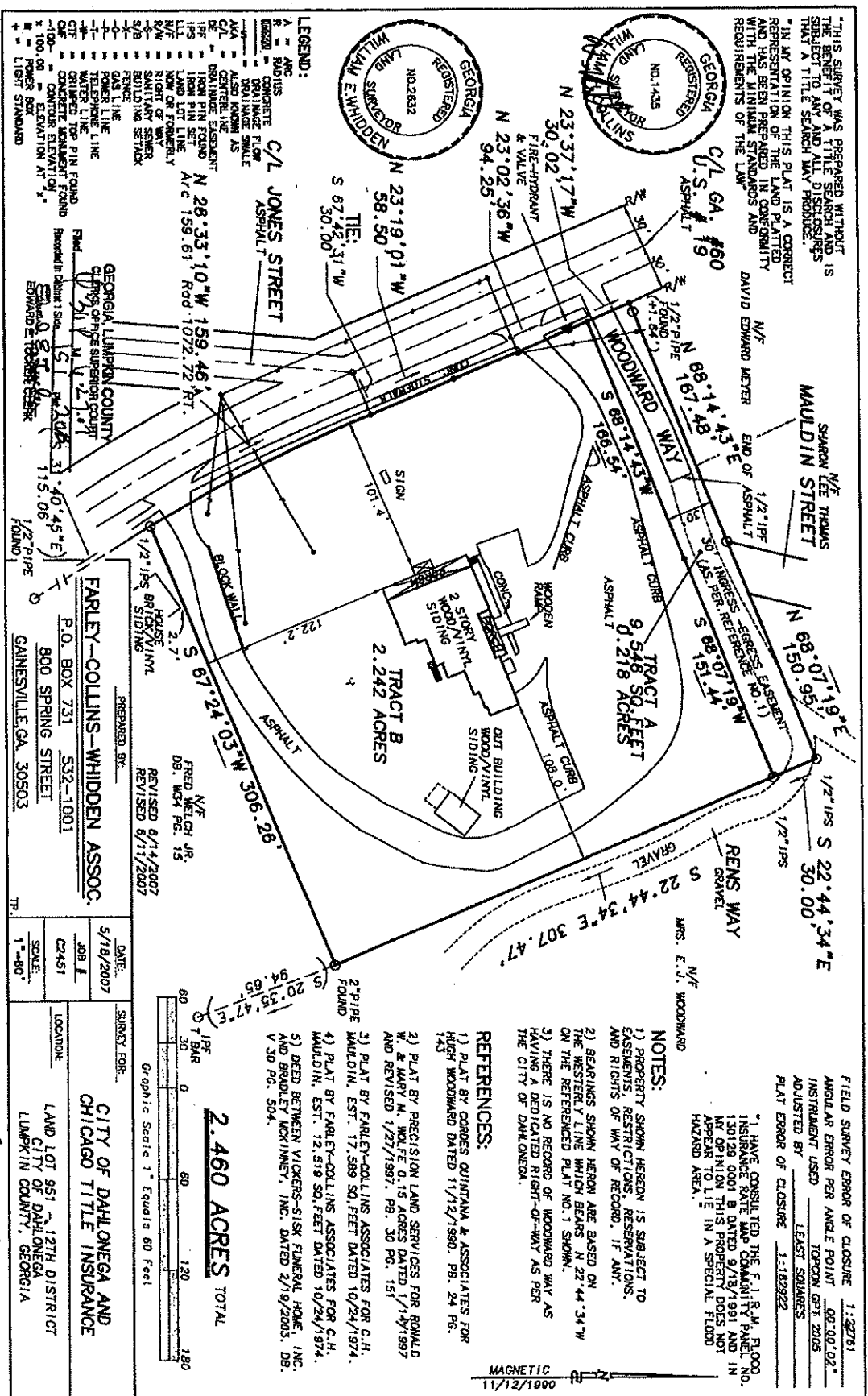
WOODWARD
 N/F

TRACT A
 9.546 SQ FEET
 0.218 ACRES

TRACT B
 2.242 ACRES

WOODEN BUILDING
 WOOD/VINYL SIDING
 2 STORY INTL
 2 ADDD SIDING

WOODEN BUILDING
 ASPHALT CURB
 ASPHALT CURB



FIELD SURVEY ERROR OF CLOSURE	1:29761
ANGULAR ERROR PER ANGLE POINT	02.00/02
INSTRUMENT USED	TOPCON GTS 2005
ADJUSTED BY	LEAST SQUARES
PLAT ERROR OF CLOSURE	1:182922

*I HAVE CONSULTED THE F. I. B. M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 130129 0001 B DATED 9/18/1991 AND IN AN OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

- PROPERTY SHOWN HEREBY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.
- BEARINGS SHOWN HERON ARE BASED ON THE WESTERLY LINE WHICH BEARS N 22.44.34"W ON THE REFERENCED PLAT NO. 1 SHOWN.
- THERE IS NO RECORD OF WOODWARD WAY AS HAVING A DESIGNATED RIGHT-OF-WAY AS PER THE CITY OF DANIELSONIA.

REFERENCES:

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

2 1/2" PIPE FOUND
 S 67.24.03 N 30.9' E
 S 67.24.03 N 30.9' E
 S 67.24.03 N 30.9' E

DATE:	5/18/2007
JOB #	C2451
SCALE:	1"=60'
SUBJECT FOR:	CITY OF DANIELSONIA AND CHICAGO TITLE INSURANCE
LOCATION:	LAND LOT 951 12TH DISTRICT CITY OF DANIELSONIA LUMPKIN COUNTY, GEORGIA

2.460 ACRES TOTAL

Graphic Scale 1" Equals 60 Feet

Approved for recording:
 City of Hosey

LEGEND:

- A = ARC
- B = BOUNDS
- C = CONCRETE
- D = DRAINAGE FLOW
- E = DRAINAGE SWALE
- F = ALSO KNOWN AS
- G = CENTER LINE EASEMENT
- H = DRIVE PIN FOUND
- I = IRON PIN SET
- J = LAND LOT LINE
- K = NEW OR FORMERLY
- L = RIGHT OF WAY
- M = BUILDING SERVICE
- N = FENCE
- O = GAS LINE
- P = POWER LINE
- Q = TELEPHONE LINE
- R = DRILL HOLE TOP PIN FOUND
- S = CONCRETE MONUMENT FOUND
- T = 100.00' ELEVATION AT
- U = POWER BOX
- V = LIGHT STANDARD

C/L JONES STREET
 ASPHALT

WOODWARD WAY
 ASPHALT

FARLEY-COLLINS-WHIDDEN ASSOC.
 P.O. BOX 731
 800 SPRING STREET
 GAINESVILLE, GA. 30503

REVISOR: 6/14/2007
 REVISOR: 6/11/2007

MAULDIN
 WILMINGTON
 WILMINGTON

REGISTERED
 NO. 1435

REGISTERED
 NO. 2832

In November of 1898 the Dahlonega Consolidated Gold Mining Company was organized by some financiers from Ohio, Michigan and Tennessee. About 7000 acres of land with mineral rights were purchased in and around Dahlonega, and the company began the process of building the largest gold processing mill in the Eastern United States that eventually employed over 600 people. The company not only built the mill, but they also built a Commissary and the Mountain Lodge to house visiting stockholders and dignitaries. Some of the more permanent transplanted officers and managers of the company also built personal homes in Dahlonega. (Colvin 1901, pgs.10-11)

The house was originally built and occupied in 1899/1900 by R. C. Thomson of Delaware, Ohio who was one of the original officers and directors of the Dahlonega Consolidated Gold Mining Company. He bought the desirable land from Esther C. Hall, wife of Frank W. Hall who built the present day Smith House. (Lumpkin County, GA 1897-1899, p. 570) In the prospectus of the company Thomson is listed as being the Editor of the Delaware Gazette, a newspaper in Ohio. (*Announcement of the Dahlonega Consolidated Gold Mining Company, Dahlonega, Georgia, 1899*) He was active in the affairs of Ohio and was a member of the executive committee of Republican League Clubs of Ohio. (McNelley 1901) According to the *Dahlonega Nugget* of January 26, 1900 Thomson is one of the "northern gentlemen" who has located in Dahlonega, and he has "already built and now occupies the prettiest and most convenient dwelling in Dahlonega."

In 1901 Thomson sold the house and property to W. A. Charters for \$2500, and it was then known as the Charters Homeplace. (Lumpkin County, GA 1901-1903, p. 48) Colonel Charters, as he was known, came to Dahlonega from Virginia after graduating from Washington and Lee University Law School in 1883 at the age of 20. He remained in Dahlonega in a highly successful practice until 1907 when he moved to Gainesville, Georgia. While in Dahlonega he served as mayor in 1886 and in the Georgia Legislature from 1892-1893 and from 1896-1897. In 1899 he began a twelve-year term as the solicitor general for the Northeastern Circuit. He was also on the Board of Directors of the Dahlonega Consolidated Gold Mining Company. Charters married Della Price

Legislature and in Congress, and he was the founder of North Georgia Agricultural College (now North Georgia College and State University). (Knight 1917, pgs. 3215-3216) In 1906 Charters moved to Gainesville, Georgia where he built a beautiful home on Green Street. That was the same year that the Consolidated Gold Mining Company went bankrupt. (Amerson 1992, p.136)

In 1908 Charters sold the land and house for \$2250 to Andrew J. Gurley of Hall County, Georgia. (Lumpkin County, GA 1908-1910, p. 166) Andrew was the brother of Hiram D. Gurley, a successful merchant in Dahlonega. The *Dahlonega Nugget* of April 9, 1909 listed the death of Andrew and said, "Last year Mr. Gurley purchased the Charters residence, one of the most substantial buildings in Dahlonega, expecting to locate here at some future time, but death has changed it all."

In 1913 Mrs. Andrew J. Gurley and her daughter, Nellie A. Gurley, sold the house to Henry Hyers of Pierce County, Georgia for \$5800. (Lumpkin County, GA 1912-1915, pgs. 302-303) The *Dahlonega Nugget* of October 17, 1913 states, "Mr. Hyers came up last Friday and after remaining a few hours returned by way of Gainesville where he went to close a trade with Mrs. Gurley of that place for her house here, which was built by Mr. Thomson, of Ohio, during the Consolidated boom. It is located on a high point of the Cooper Gap Road and is one of the most desirable places in Dahlonega..." It was during this time that the house was known as Hillcrest. Hyers was Vice-president of the Bank of Dahlonega when he located here. While living in Dahlonega, Hyers was elected Lumpkin County's representative to the Georgia State Legislature in 1919, and he was a Trustee of Schools in Dahlonega.

In May of 1919 Hyers sold the house and acreage to Mae Q. Meaders. (Lumpkin County, GA 1915-1923, pgs. 502-503) The Meaders family was prominent in Dahlonega serving as postmasters, merchants, and bankers and in other civic endeavors. The *Dahlonega Nugget* of May 30, 1919 states, "Mr. H. Hyers has sold his large beautiful residence to Mr. Frank Meaders and gives possession the first of August. The lot contains many kinds of fruit trees, grapes, etc., and is a most desirable place to live." J

Q. Meaders. It said that his grandmother Mae was very artistic and her art work hung

(Meaders interview, August 10, 2009)

The property remained in the Meaders family until it was sold by the husband and sons of Mae Meaders in January 1945 to Joe W. Woodward and Edison Woodward of Dahlonega. (Lumpkin County, GA 1948-1950, p. 163) In 1948 Edison sold his part of the property to Joe W. Woodward who became the sole owner. (Lumpkin County, GA 1948-1950, pgs. 165-166) Joe and his wife lived in the house and rented rooms to students from North Georgia College. (Palmer interview, July 30, 2009) Joe Woodward served as Mayor of Dahlonega for ten years and was a director of the Dahlonega Water Works. A life long resident of Lumpkin County, he died at age 65 in 1964. (*Daily Times*, November 8, 1964)

In February of 1949 Joe Woodward sold the property to George M. Potter and Helen Jackson Potter. (Lumpkin County, GA 1948-1950, p. 265) The Potters had returned to Dahlonega after his retirement from the Military. He had served on the Military faculty at North Georgia College, and Helen was a native of Dahlonega. Helen Potter taught in the Lumpkin County School system, and some of her students recall visiting in her home. They describe many fruit trees on the property and playing with the three Potter children. (Adams interview, July 15, 2009) (Grindle interview, July 24, 2009)

The property changed hands again in February of 1957 when the Potters sold it to Hubert Vickers of Hall County. (Lumpkin County, GA 1956-1957, p. 526) Vickers was the owner of Vickers Funeral Home of Dahlonega, which had been operating out of the former Littlefield Funeral Home close by. (Anderson interview, August 15, 2009) At that time the house became a mortuary operated by Vickers.

Forrest J. Sisk and John H. Vickers, Jr. bought the property and all the funeral equipment in 1975 from Hubert Vickers. (Lumpkin County, GA 1975, p. 766) Again in 1977 the title was transferred to Vickers-Sisk Funeral Home, Inc at the time of the incorporation of the business. (Lumpkin County, GA 1980, p. 249) During this time (about 1980) a small shed was added behind the Funeral Home, and later the driveway and parking lot were paved with asphalt





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

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

Case: COA-24-6

Parcel I.D.: D10 030

Address: 200 Grove Street North

Petitioner: Freida Welch-Bafile

First Work Session Date: August 14, 2024

First Voting Session Date (application *tabled*): August 26, 2024

Second Work Session Date: October 10, 2024

Second Voting Session Date: October 28, 2024

Zoning District: CBD: Central Business District

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

Request:

Demolitions

- Demolish accessory building at the rear of the site.
- Remove all parts of the structure added since original construction.

Material Changes in Appearance

- Replace all existing vinyl siding with wood siding.

Landscaping

- Removal of overgrown vegetation at the side of the building

Structural Addition

- Construct an exterior staircase against the front façade of the existing building.

Findings and Analysis:

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

The applicant has introduced a multi-faceted proposal to improve this site known as “The Smith House.” A series of demolitions have been proposed to remove an accessory building at the rear of the site and all additions made to the principal building since original construction. This will include a porch and access ramp at the rear, and several rooms within the building. The application indicates that the accessory building is severely deteriorated and has been occupied by unhoused people without consent.

Additionally, the applicant plans to remove all vinyl siding and replace it with wooden siding. This siding will be painted white with black trim. Overgrown vegetation located at the side of the building is slated to be removed; the applicant indicates that shrubs will be replanted here in early 2025. Lastly, the applicant proposes the addition of an exterior staircase to the front façade of the building. The staircase will consist of masonry brick and include railings consistent with present design elements.

On August 26, 2024, the Historic Preservation Commission, at the request of the applicant, decided to *table* the subject request. The Commission and applicant mutually agreed to table this request “until further notice.” On October 1, 2024, the applicant notified the City by email that they desire for the Commission to officially react to COA-24-6.

The Lumpkin County Board of Assessors indicates that the principal building was originally constructed in 1898. The accessory building was constructed later, in 1980. The Assessors does not indicate when the additions to the principal building were constructed. The principal building has historically operated as a funeral parlor.

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

3.3 Site Features, Landscaping, & Plantings:

The applicant proposes the removal of overgrown vegetation by a side wall of the principal building. They anticipate replacing this vegetation with unspecified shrubbery in early 2025.

4.6 Exterior Walls and Trim, 4.8 Wood:

The applicant's proposal to remove a portion of the principal building will reveal exterior walls that are currently on the interior. Furthermore, the applicant proposes the replacement of all existing vinyl siding with wood siding, to be painted white with black trim. The applicant indicates that the siding was historically composed of wood, and that the siding will be replaced with the building's historic appearance in mind.

5.2 New Additions:

An exterior, masonry brick staircase is proposed for the front façade of the principal building. The applicant has not provided any renderings or additional plans for this staircase at the time of writing.

6.2 Demolition:

The applicant proposes to demolish all additions made to the principal building since its original construction. Staff are unaware of when these additions were installed. The applicant also plans to remove an accessory building at the rear of the site.

Staff Recommendation:

Staff recommends approval of the requested COA. Details of the construction proposal, with special regard to exterior modifications, should be considered prior to any official decision.



3 Sides Windows
door metal siding
Appropriateness (COA)
Application for a Certificate of repair

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

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

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

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

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

Additional Information
 Only fill out the second Page if applicable

Office use only:
 Date: _____
 Project #: _____
 Fee paid: _____
 Hearing date: _____

CONTACT	PROPERTY AND PROJECT	AUTHORIZATION
Applicant*: <u>Dahlonega Damage House LLC</u> Phone #: <u>404 787 1305</u> Mailing Address: <u>858 N. Mer Calhoun Rd</u> <u>Dahlonega GA 30533</u>	Property Address: <u>11 GROVE ST</u> <u>DAHLONEGA</u> Zoning: <u>CBD</u> Tax Parcel: _____ Type of project (check all that apply): <input type="checkbox"/> New construction <input type="checkbox"/> new building <input type="checkbox"/> addition <input type="checkbox"/> alteration <input type="checkbox"/> deck <input type="checkbox"/> outbuilding Site changes <input type="checkbox"/> fence <input type="checkbox"/> wall <input type="checkbox"/> driveway <input type="checkbox"/> walkway <input type="checkbox"/> parking <input type="checkbox"/> demolition <input type="checkbox"/> relocation <input type="checkbox"/> other Proposed starting date: _____	In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to hereby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and/or liability arising from or related to this application or any issuance of a permit. Any and all exterior alterations, improvements, additions, repairs or other changes to any structure or site in the Historical District must be approved by the Historic Commission for compliance with the Historical Commission guidelines. Furthermore, none of the above activities may commence without on site review by the City's building inspector. The owner/ contractor understand and agree to the above and is responsible for compliance with these requirements. The undersigned has read and understands the requirements and agrees that the above constitutes the construction or alteration to be undertaken at the time and that any changes or additions will require another application. Signature: <u>[Signature]</u> Date: <u>9-25-24</u>



Owner Permission Letter for Alterations to Building

Date: 9-25-24 N/A I AM OWNER

Regarding: 11 GROVE ST DAHLONEGA
Name and property address of business

I, Candida Feltre, hereby grant permission to Dahlonega Innage
Owners name Name of renter HOUSE LLC

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

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

Name of property owner: Dahlonega Innage House LLC

Mailing address: 853 Miller Carmichael Rd

Dahlonega

E mail address: cpetite@me.com

Phone number: 404 787 1305

Signature of property owner [Handwritten Signature]



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

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

Repair Siding on North East + West Side (Not front facing Grove St). Add windows + doors as shown in photos attached. (Roof will not have tower or gable added in this application.)

See photos sent in email to Alison on 9/23/24
See also plans in existing COA provided by Reuben Group + documentation of surrounding buildings.

This is partial development of the existing COA application, whilst legal evaluation of the front elevation facing Grove St is ongoing,

COA
Carriage
- like edge
repair



APPLICATION CHECKLIST

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

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

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

Architectural plans/building design including:

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

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

NONE Landscape plan including all hardscapes, walls, and fencing. Landscape plan should also include:

- List including names and types of all trees and plants over 36" high
- planting schedule
- 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

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

SEE EXISTING COR Photo of existing building Photos of adjoining properties Photo of earlier historic appearance

SEE EXISTING COR Sketches or drawings and description of proposed changes

APPLICATION Description or picture of the type of material proposed for use in the alteration

Photos or drawing of the building element to be altered i.e. doors, windows, trim, cornice, pickets etc....

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

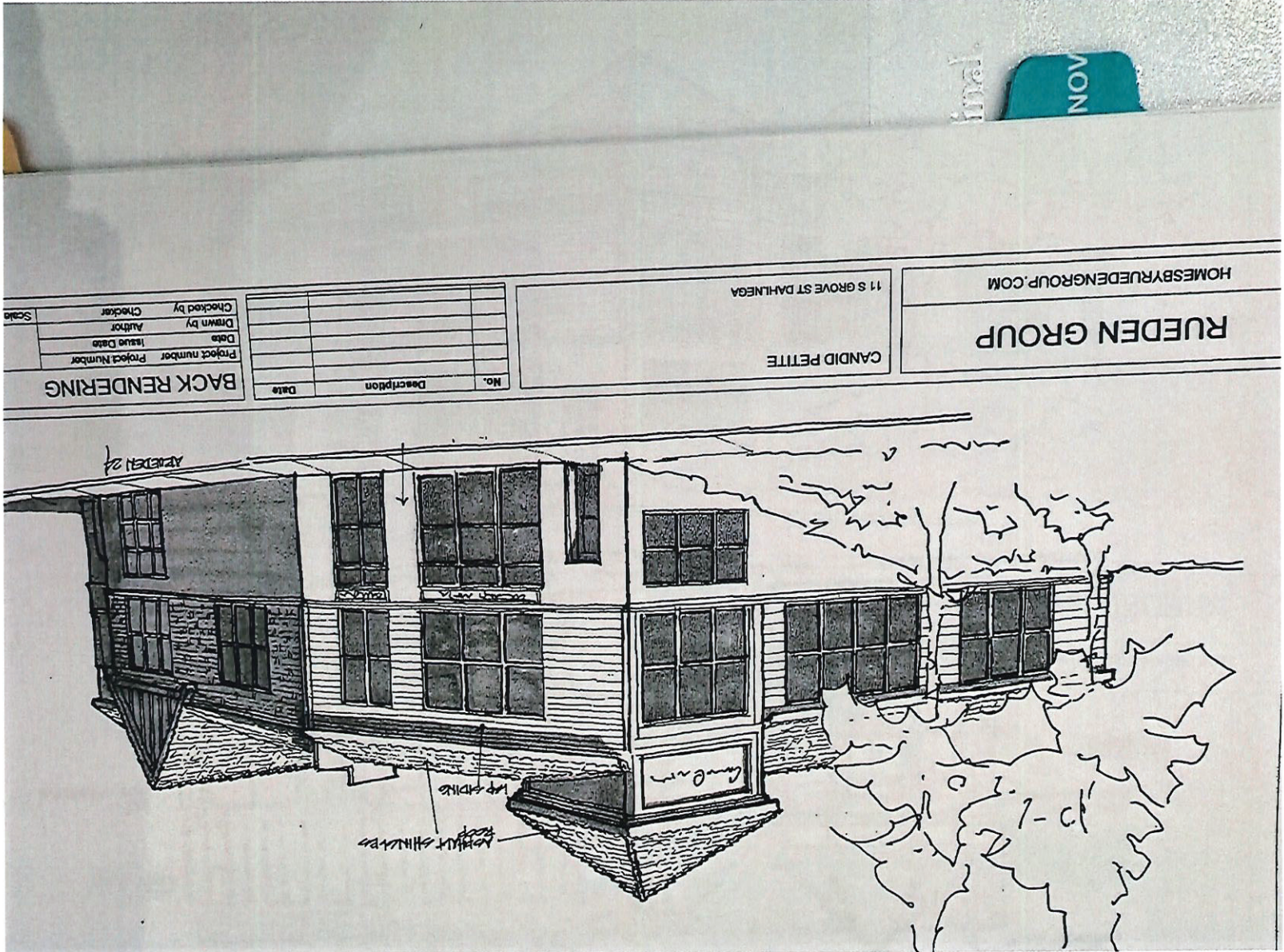
SEE EXISTING COR Photo of site

SEE EXISTING COR Photo of adjoining properties

APPLICATION Site plan or sketch of site indicating location of changes

Description of materials to be used

Landscape plan (as described above)



BACK RENDERING		Project number		Project Number	
Date		Issue Date		Date	
Description		Author		Checked by	
No.		Date		Scale	

CANDID PETITE
11 S GROVE ST DAHLNEGA

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RUEDEN GROUP

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HOMESBYRUEDENGROUP.COM

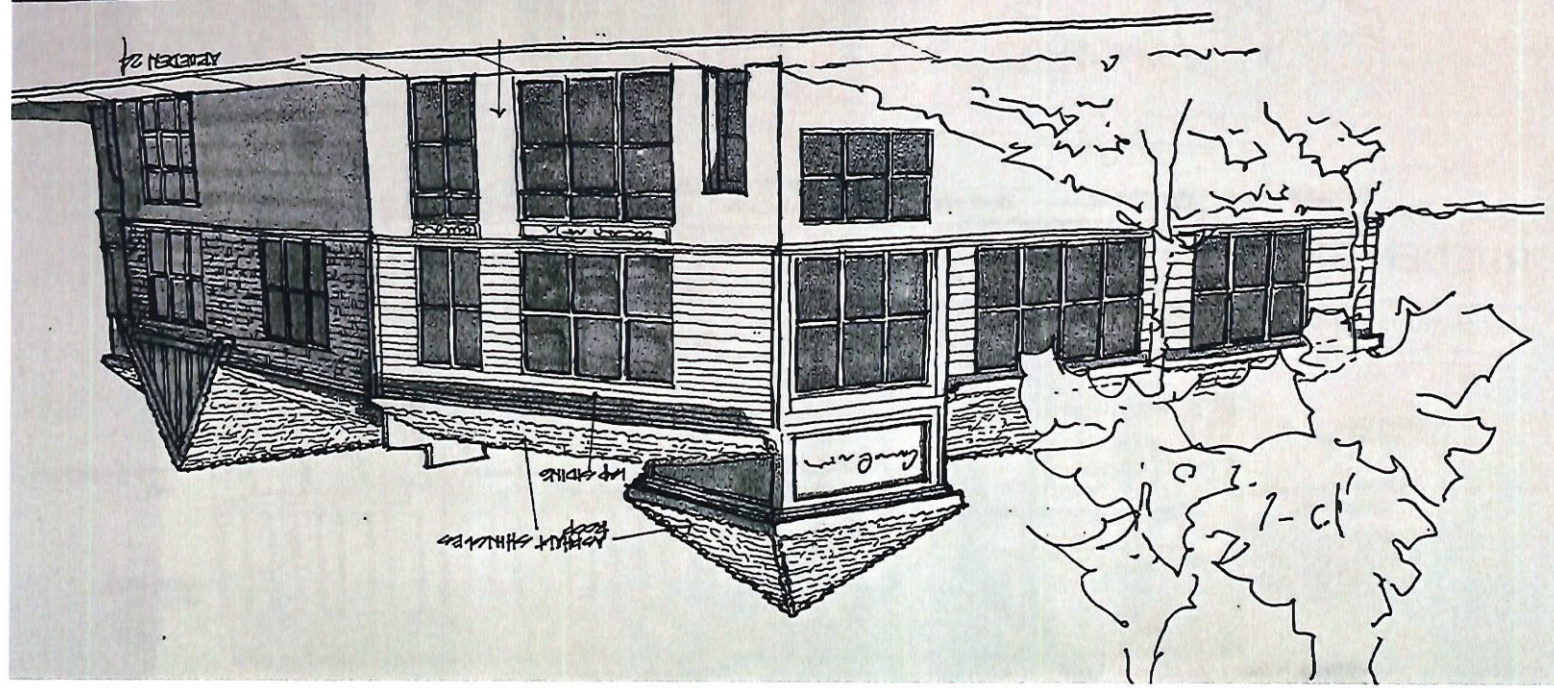
RUEDEN GROUP

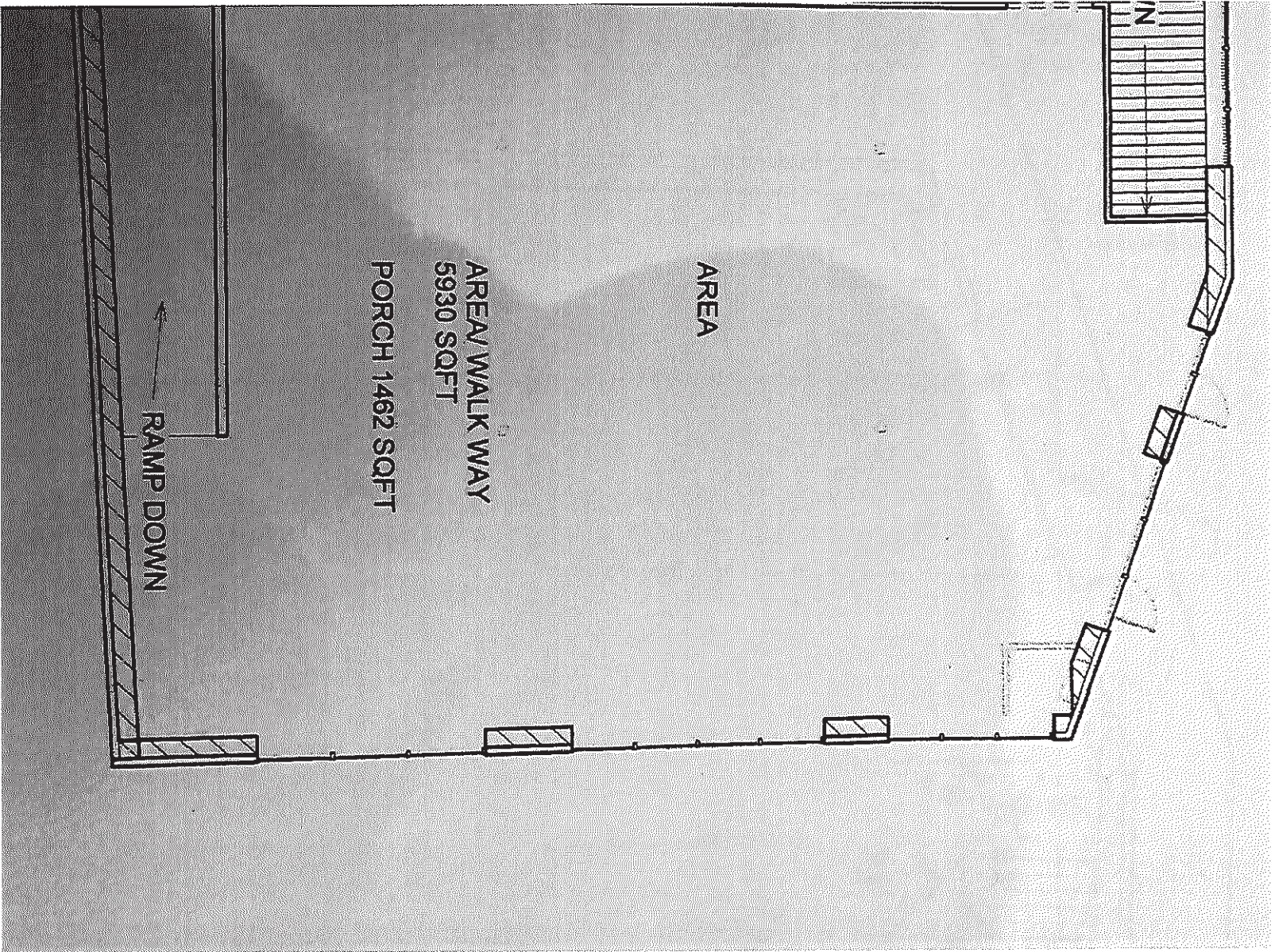
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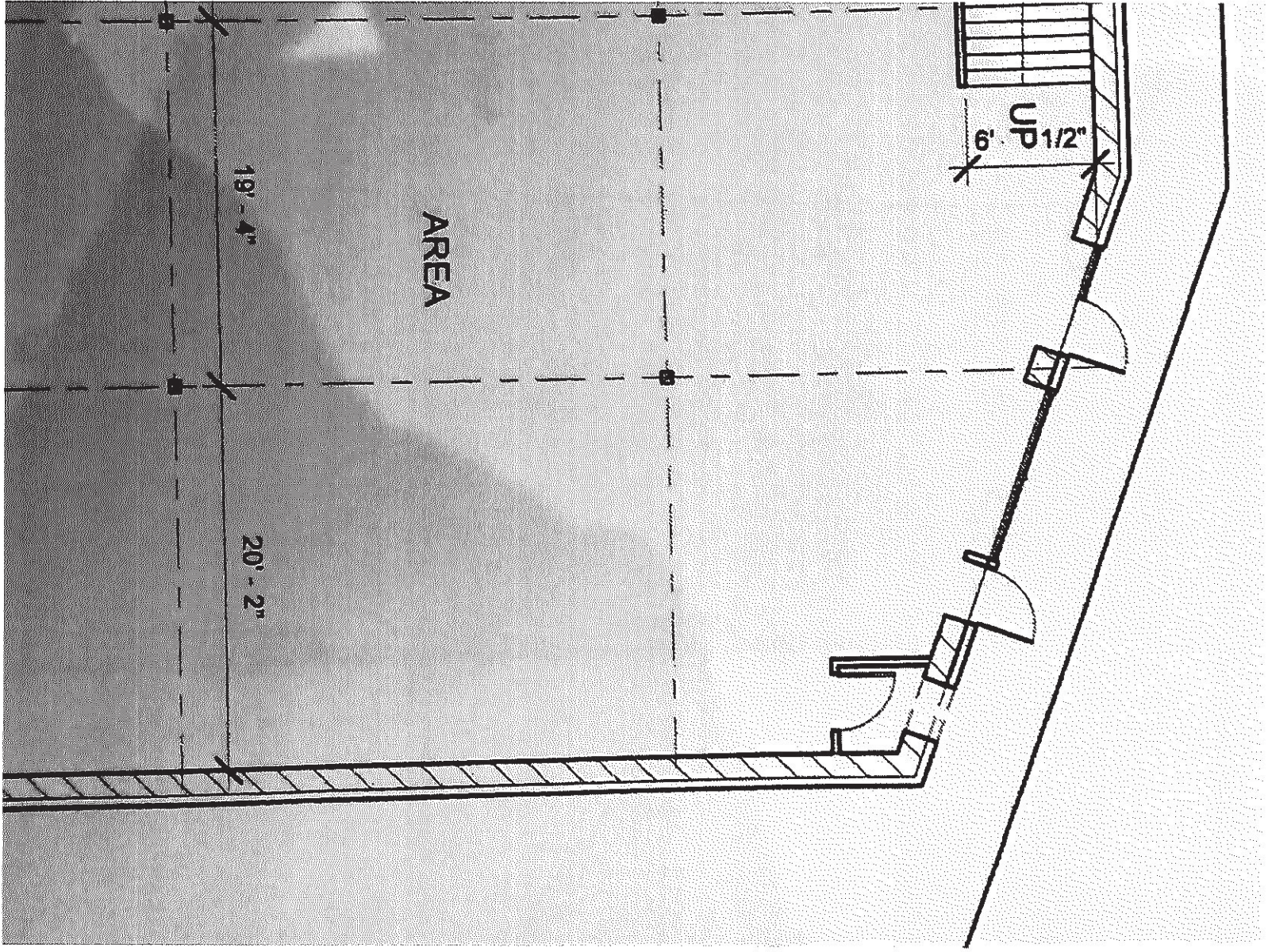
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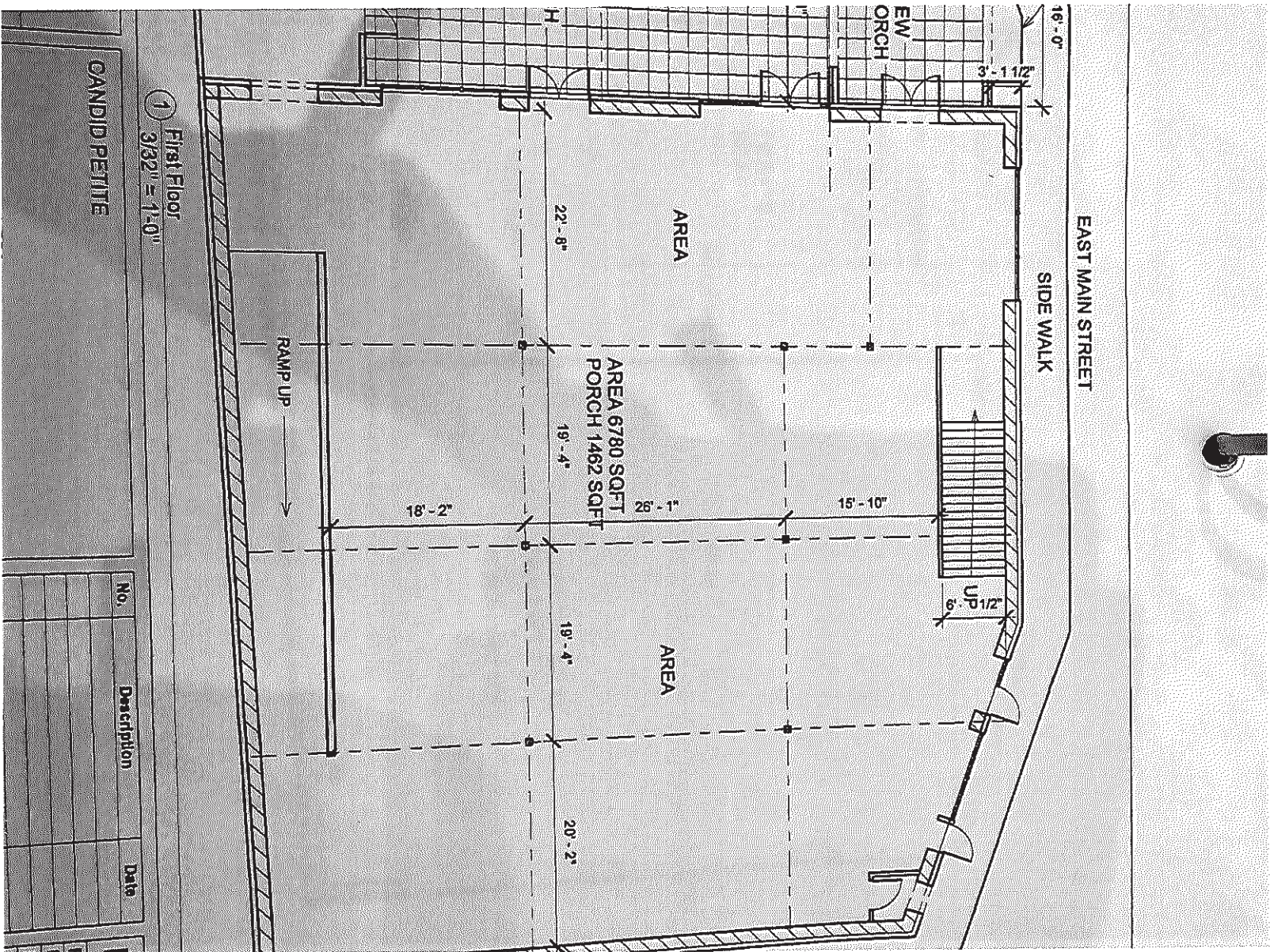
No.	Description	Date

BACK RENDERING









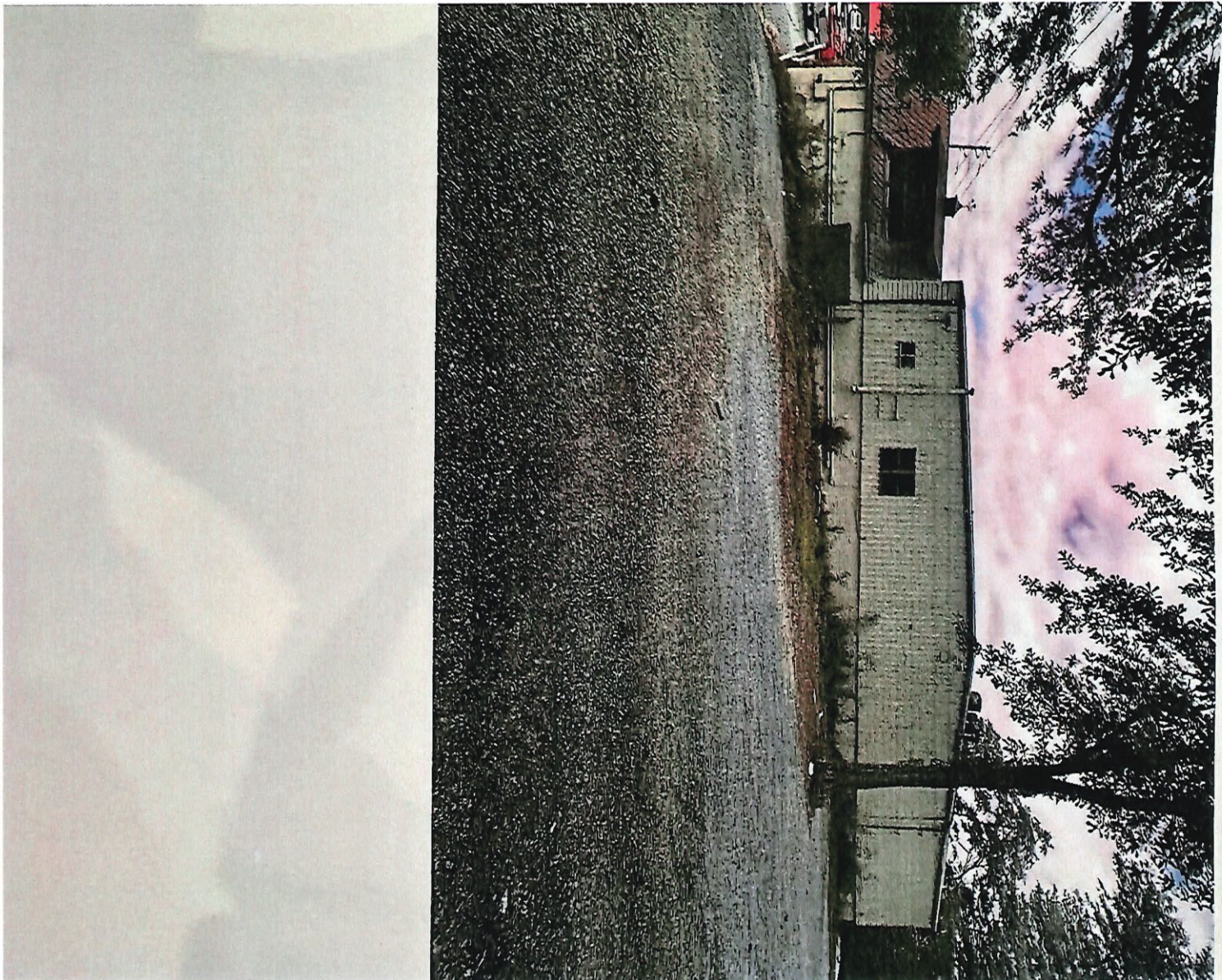
① First Floor
3/32" = 1'-0"

CANDID PETITE

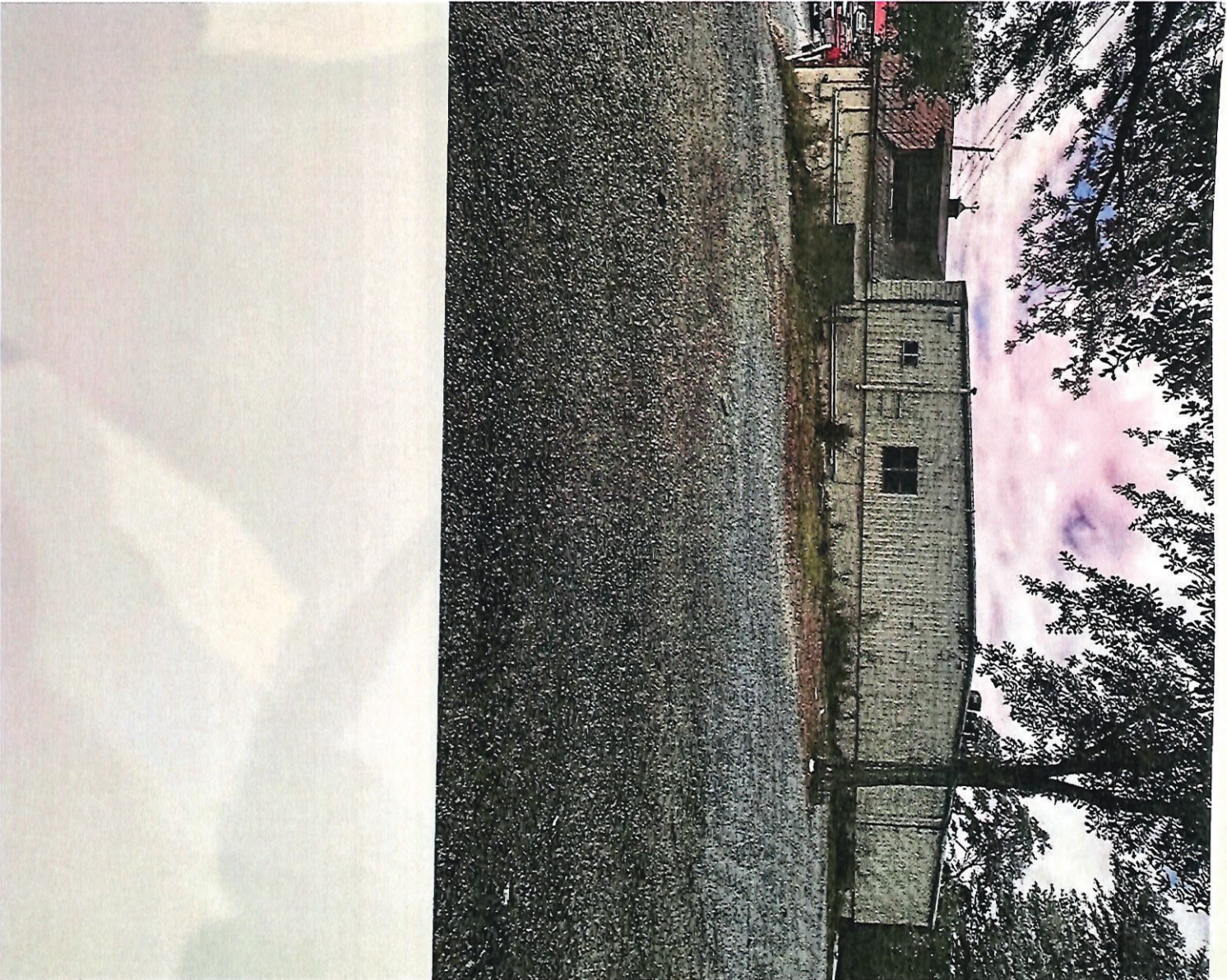
No.	Description	Date



STING BUILDING 11 GROVE STREET DAHLONEGA



ISTING BUILDING 11 GROVE STREET DAHLONEGA



STING BUILDING 11 GROVE STREET DAHLONEGA



XISTING BUILDING 11 GROVE STREET DAHLONEGA



Candice Pettit
4047871305



OFFICE OF THE MANAGER

October 1, 2024

Candida Petite
853 Miller Calhoun Road
Dahlonega, GA 30533

Dear Ms. Petite,

The City of Dahlonega has reviewed Certificate of Appropriateness request COA-24-9, to replace the existing metal roofing with new metal roofing on the principal building at 11 Grove Street South and finds that it meets the criteria for administrative issuance. After careful consideration of applicable ordinances, regulations, and guidelines, I hereby **approve** the subject application for the roofing replacement, as proposed in the submitted Certificate of Appropriateness application.

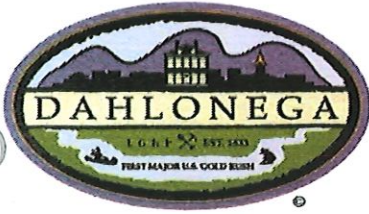
Please note that any development of this property must meet all applicable state, county and city regulations. This administrative decision does not constitute approval of any land disturbance permit, conceptual, site, or building plan submitted as of the date of this letter. Improvements to this property are subject to all applicable land development review processes.

Should you have any questions, or need additional information, please feel free to contact me at 706-864-6133.

Sincerely,

Allison Martin
Zoning Administrator, City Manager





Application for a Certificate of Appropriateness (COA)

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

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

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

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

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

Additional Information
 Only fill out the second Page if applicable


Office use only:

Date: _____

Project #: _____

Fee paid: _____

Hearing date: _____

CONTACT	Applicant* <u>South Bluff Investments LLC</u> Phone #: <u>4047871305</u> Mailing Address: <u>6810 S Bluff Ct Gainesville GA 30506</u>
PROPERTY AND PROJECT	Property Address: <u>11 Grove Street, Dahlonega, GA 30533</u> Zoning: <u>CBD</u> Tax Parcel: <u>D11 - 000 - 078 - 000</u> Type of project (check all that apply): New construction <input type="checkbox"/> new building <input checked="" type="checkbox"/> addition <input checked="" type="checkbox"/> alteration <input checked="" type="checkbox"/> deck <input type="checkbox"/> outbuilding Site changes <input type="checkbox"/> fence <input checked="" type="checkbox"/> wall <input type="checkbox"/> driveway <input checked="" type="checkbox"/> walkway <input checked="" type="checkbox"/> parking <input checked="" type="checkbox"/> demolition <input type="checkbox"/> relocation <input type="checkbox"/> other Proposed starting date: <u>September 26th 2024</u>
AUTHORIZATION	<p>In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to herby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and/ or liability arising from or related to this application or any issuance of a permit. Any and all exterior alterations, improvements, additions, repairs or other changes to any structure or site in the Historical District must be approved by the Historic Commission for compliance with the Historical Commission guidelines. Furthermore, none of the above activities may commence without on site review by the City's building inspector. The owner/ contractor understand and agree to the above and is responsible for compliance with these requirements. The undersigned has read and understands the requirements and agrees that the above constitutes the construction or alteration to be undertaken at the time and that any changes or additions will require another application.</p> <p style="text-align: center;">  8/24/24 </p> <p>Signature _____ Date _____</p>



Owner Permission Letter for Alterations to Building

Date: 8/24/24

Regarding: South Bluff Investments LLC, 11 Grove Street, Dahlonega, GA 30533
Name and property address of business

I, Jeff Van Pelt, hereby grant permission to Not Applicable Owner Renovation
Owners name Name of renter

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

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

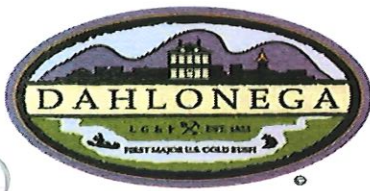
Name of property owner: South Bluff Investments LLC

Mailing address: 6810 S Bluff Ct Gainesville GA 30506

E mail address: cpetite@me.com

Phone number: 4047871305

[Signature]
Signature of property owner



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

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

The existing building was constructed in the 1970s. Architecture at that time had no interest in paying homage to the past, this particular building included. It was expediently built with inexpensive materials and with no regard to the historical buildings it sat next to.

When standing in the center of the square, you really do not see the site at all and there is definitely no attraction to draw tourists or visiting college families towards the eastern side of the square.

This particular area of the city has a lot of tourism created by its rich gold history and new wine agri-tourism, many people are also visiting their friends and family that go to the college. With the addition of the hotel in town there is now more accommodation for them to stay in town. The historical district would benefit from additional restaurants and high end retail. The size and location of the building provides the opportunity to accommodate both and bring larger numbers of people that would like to gather and talk over dinner or buy special gifts. The city is currently losing a lot of revenue to other locations.

The description of the proposed changes to the building.

The new design will pay homage to the historical buildings around it. By incorporating natural materials that were used in the past. Such as wood, brick board, and batten walls and wood shingles. The design also incorporates certain elements from the surrounding building themselves.

To entice visitors to explore down this part of the historical square, our first design element is a porch tower on the left-hand corner. This can be seen from the center of the square. Its attractive look aims to bring more foot traffic to the east side of the square benefiting this building and other businesses in that area of the city.

The new owner of the project would like to turn the building into a upscale restaurant. Or several restaurants. We also propose adding to the front of the building With a series of porches on the first floor and second floor that pay homage to the traditional colonial style. Even though it is not historic the proposed changes will make the building pay homage to the beautiful buildings around Dahlonega. The new porches will be outdoor dining area, where people will be able to enjoy a meal and also the views of the square, from the first floor and also the second floor.

With the proposed changes to this currently unattractive and poorly maintained building we are aiming to improve the view into the Dahlonega square as you travel into the historic district on E Main and Grove St, and to create an attractive destination and a focal point on the east side of the square supporting existing and future businesses. After people have visited the historic buildings and local attractions, they can now have lunch and dinner and even events at the far end of the square. Our aim is for this building to become a draw for Dahlonega and benefit all that visit or own businesses there.



APPLICATION CHECKLIST

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

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

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

Architectural plans/building design including:

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

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

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

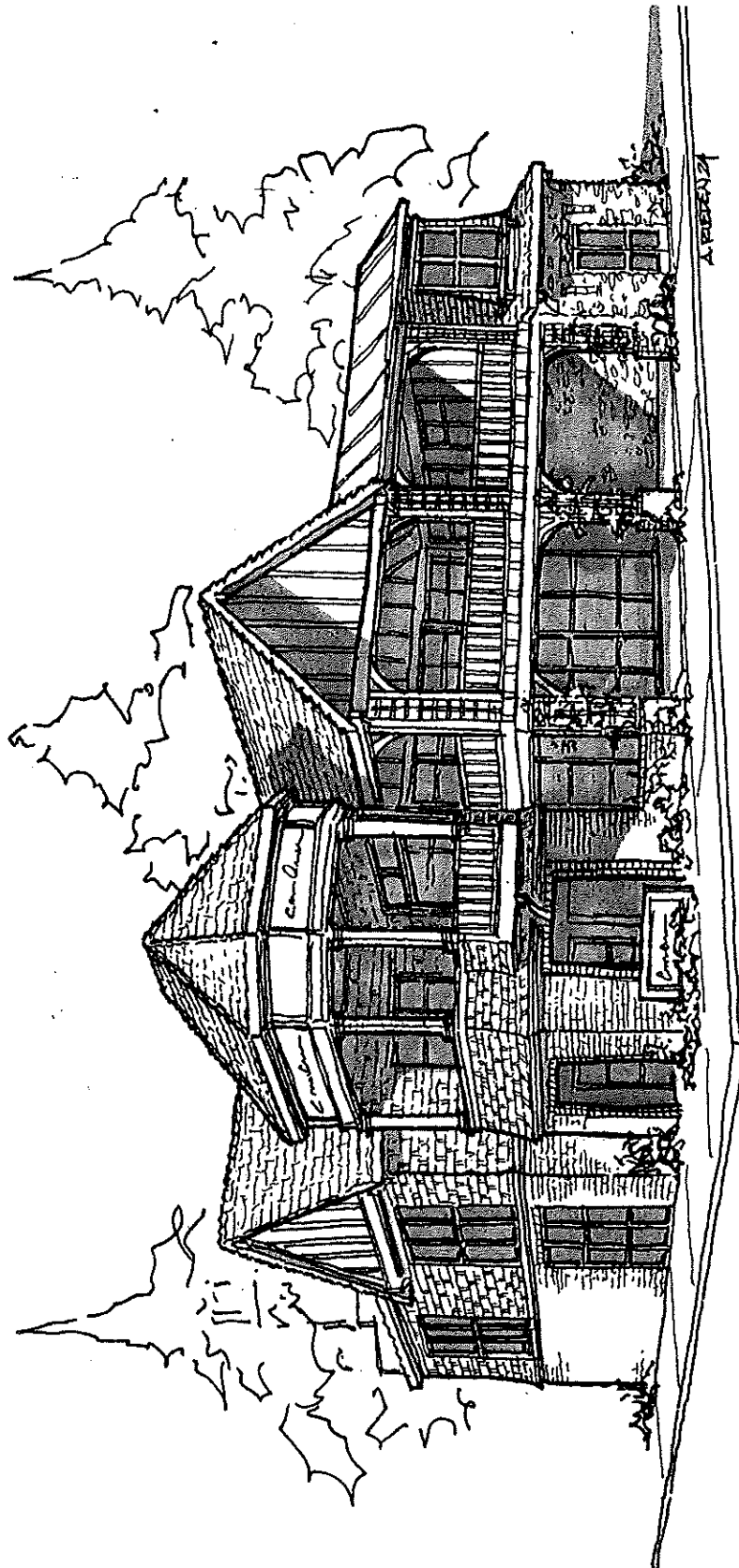
- List including names and types of all trees and plants over 36" high
- planting schedule
- Elevation drawings of all new facades and walls showing trees and plantings when grown to mature height
- List of all existing trees on the property noting any to be removed

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

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

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

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



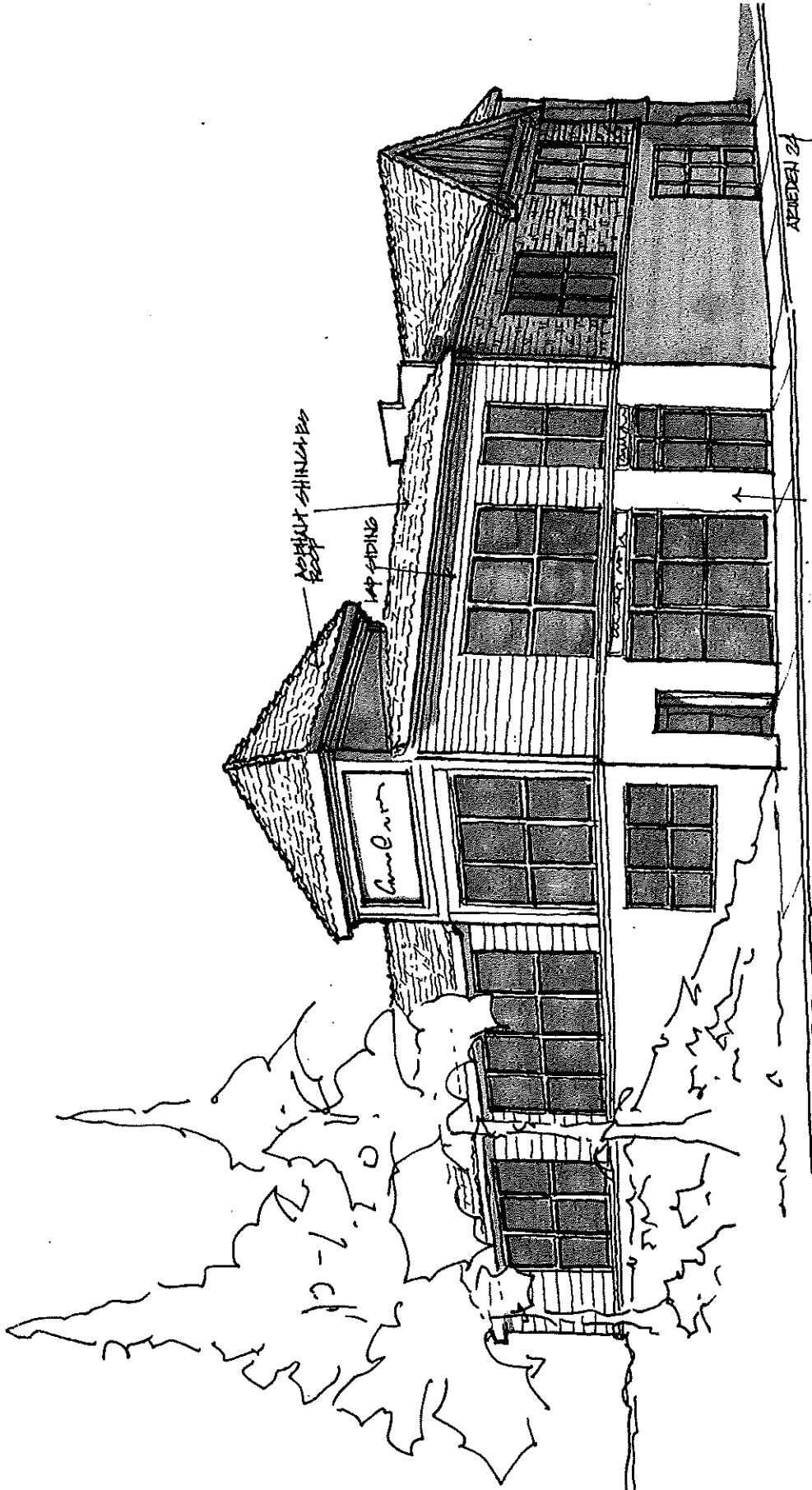
FRONT RENDERING

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

No.	Description	Date

CANDID PETITE
 11 S GROVE ST DAHLMEGA

RUEDEN GROUP
 HOMESBYRUEDENGROUP.COM



BACK RENDERING

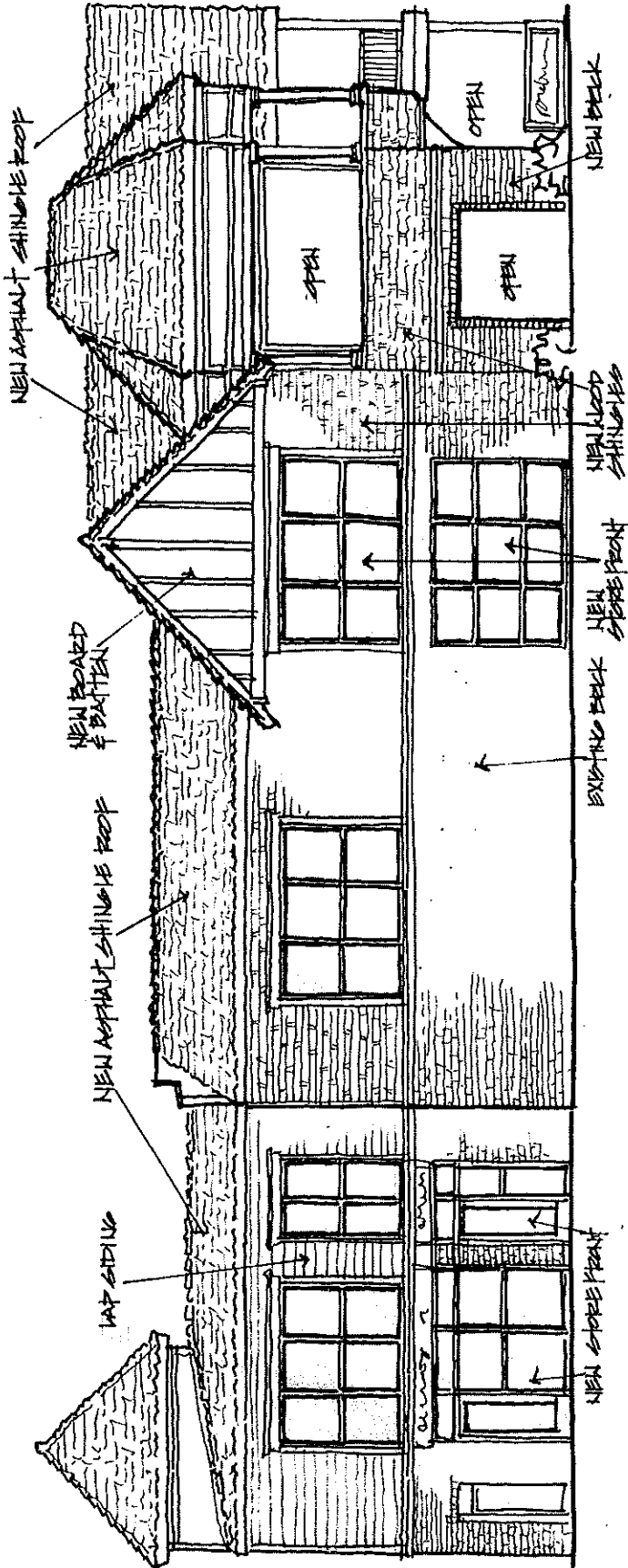
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
	Scale

P1

No.	Description	Date

CANDID PETITE
 11 S GROVE ST DAHLNEGA

RUEDEN GROUP
 HOMESBYRUEDENGROUP.COM



LEFT ELEVATION

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

P3

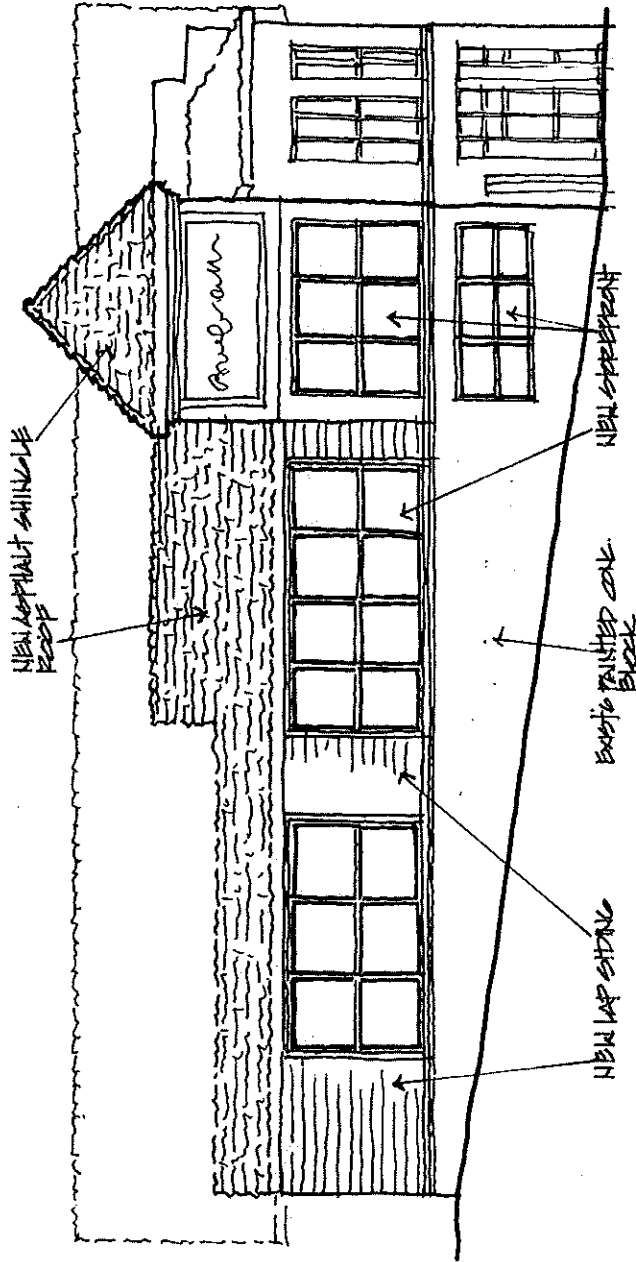
No.	Description	Date

CANDID PETITE

11 S GROVE ST DAHLNEGA

RUEDEN GROUP

HOMESBYRUEDENGROUP.COM



BACK ELEVATION

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

P4

Scale

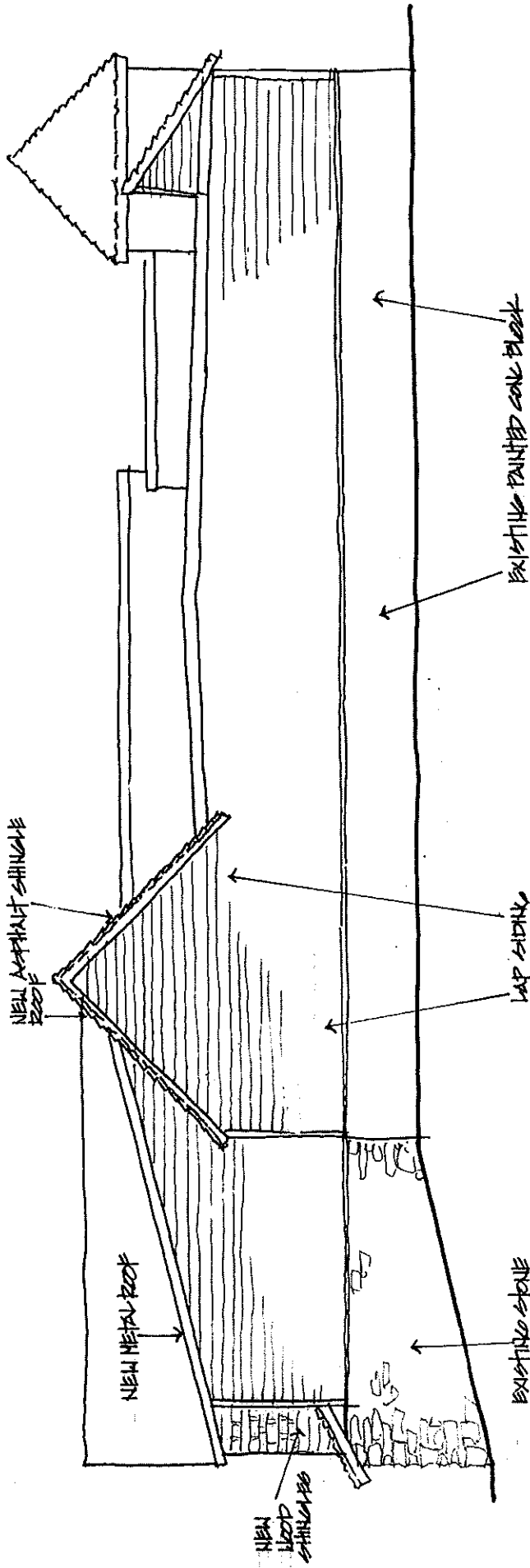
No.	Description	Date

CANDID PETITE

11 S GROVE ST DAHLNEGA

RUEDEN GROUP

HOMESBYRUEDENGROUP.COM



RIGHT ELEVATION

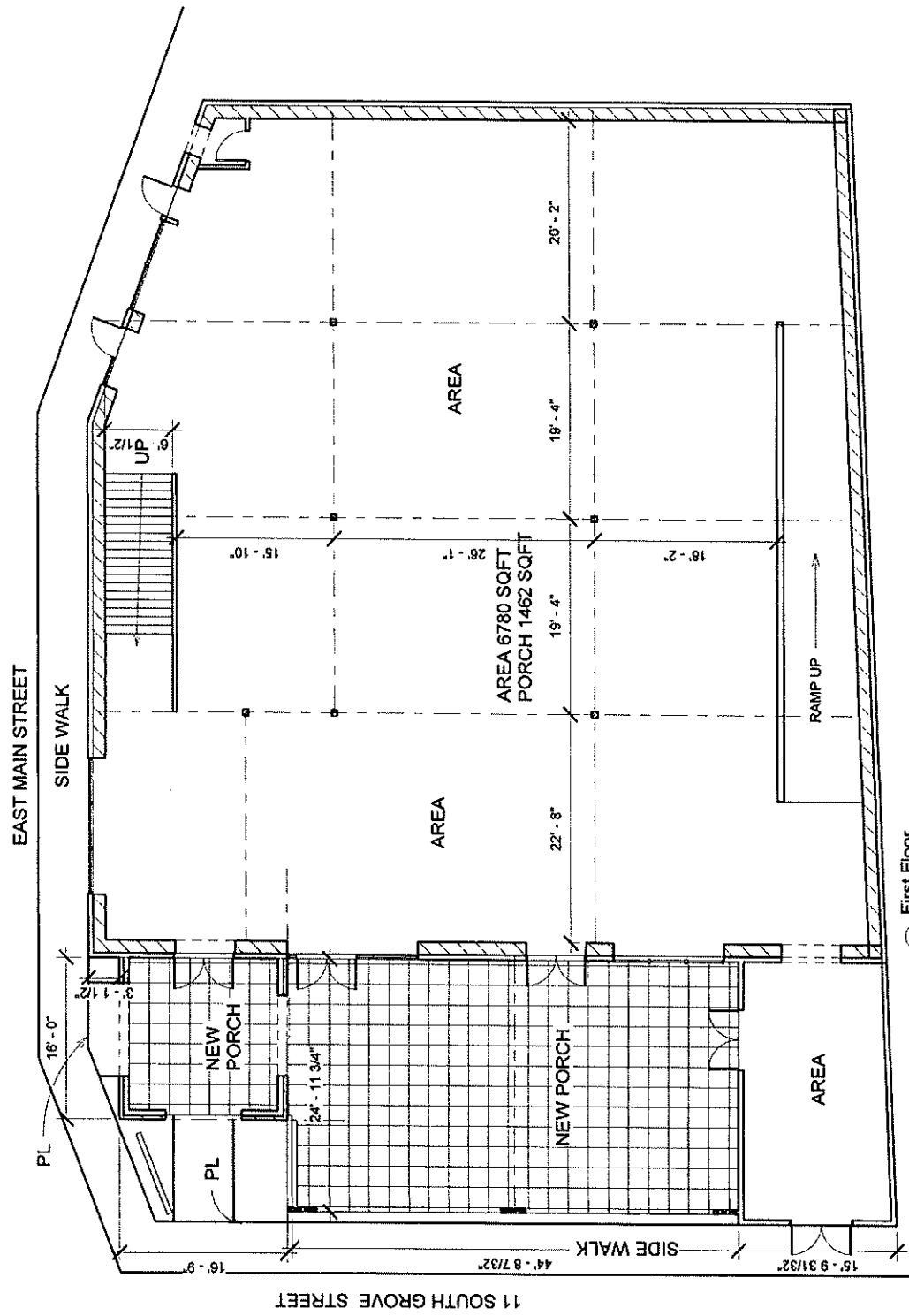
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
	Scale

P5

No.	Description	Date

CANDID PETITE
11 S GROVE ST DAHLNEGA

RUEDEN GROUP
HOMESBYRUEDENGROUP.COM



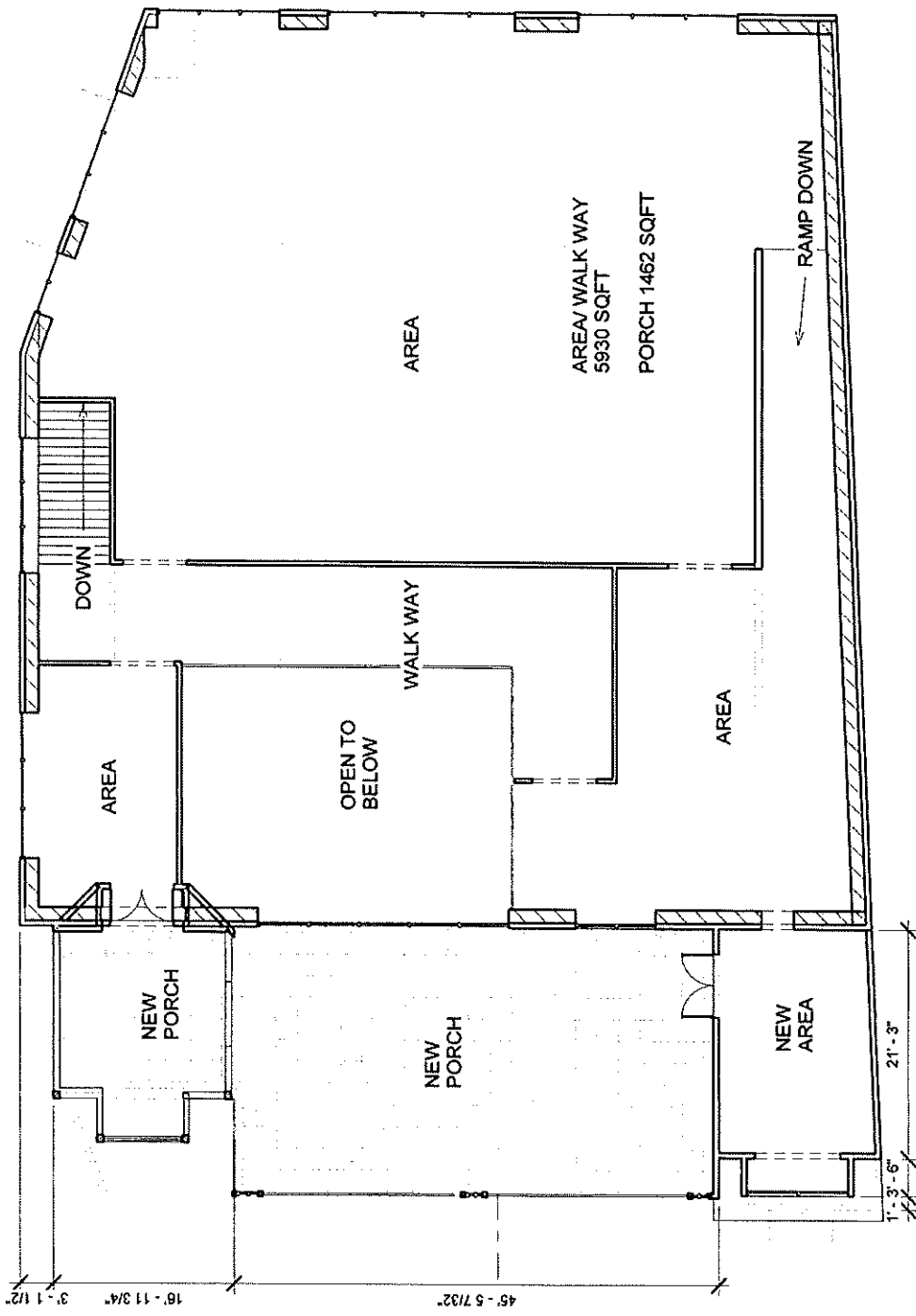
① First Floor
3/32" = 1'-0"

No.	Description	Date

CANDID PETITE
11 S GROVE ST DAHLNEGA

RUEDEN GROUP
HOMESBYRUEDENGROUP.COM

First Floor Plan			
Project number	Project Number	Date	P6
Date	Issue Date	Author	Scale 3/32" = 1'-0"
Drawn by	Author	Checked by	



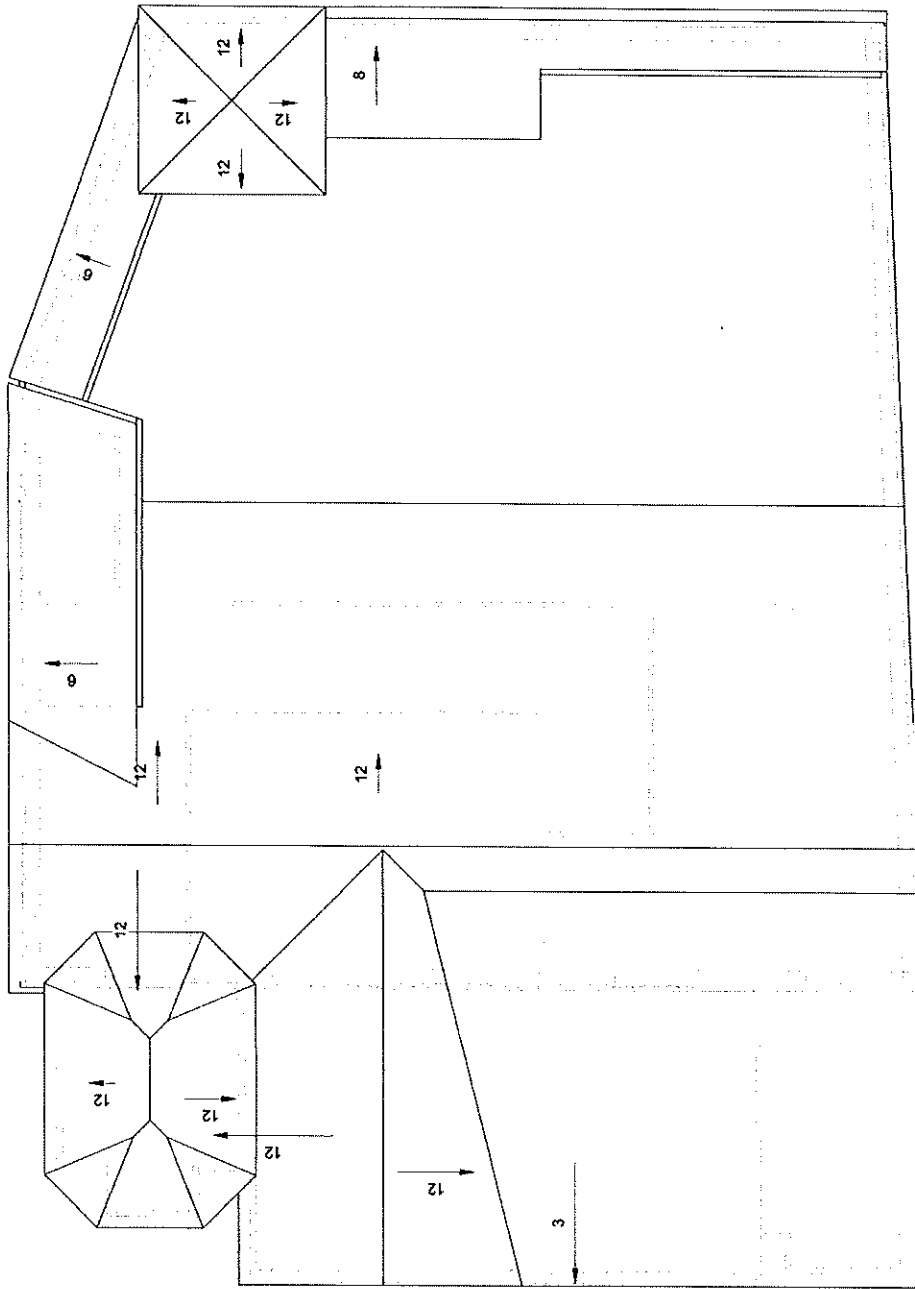
1 Second Floor
3/32" = 1'-0"

RUEDEN GROUP
HOMESBYRUEDENGROUP.COM

CANDID PETITE
11 S GROVE ST DAHLMEGA

No.	Description	Date

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



① Roof Plan
3/32" = 1'-0"

RUEDEN GROUP
HOMESBYRUEDENGROUP.COM

CANDID PETITE
11 S GROVE ST DAHLNEGA

No.	Description	Date

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

EXISTING BUILDING 11 GROVE STREET DAHLONEGA



EXISTING BUILDING 11 GROVE STREET DAHLONEGA



EXISTING BUILDING 11 GROVE STREET DAHLONEGA



EXISTING BUILDING 11 GROVE STREET DAHLONEGA



SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST



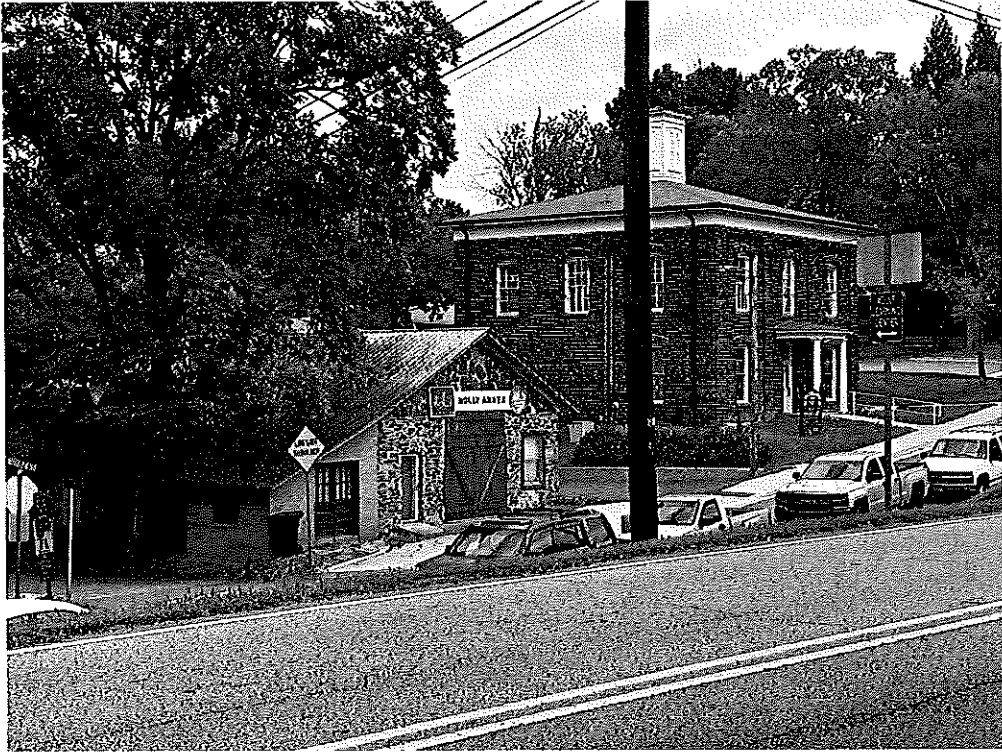
SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST



SURROUNDING BUILDINGS NEAR 11 GROVE ST



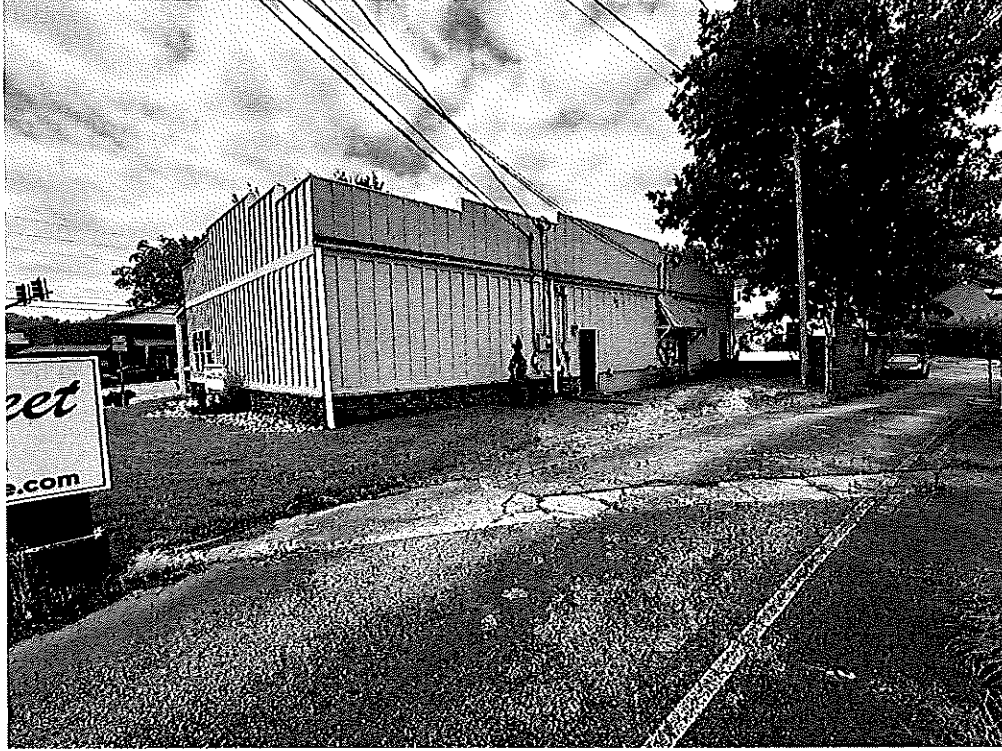
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