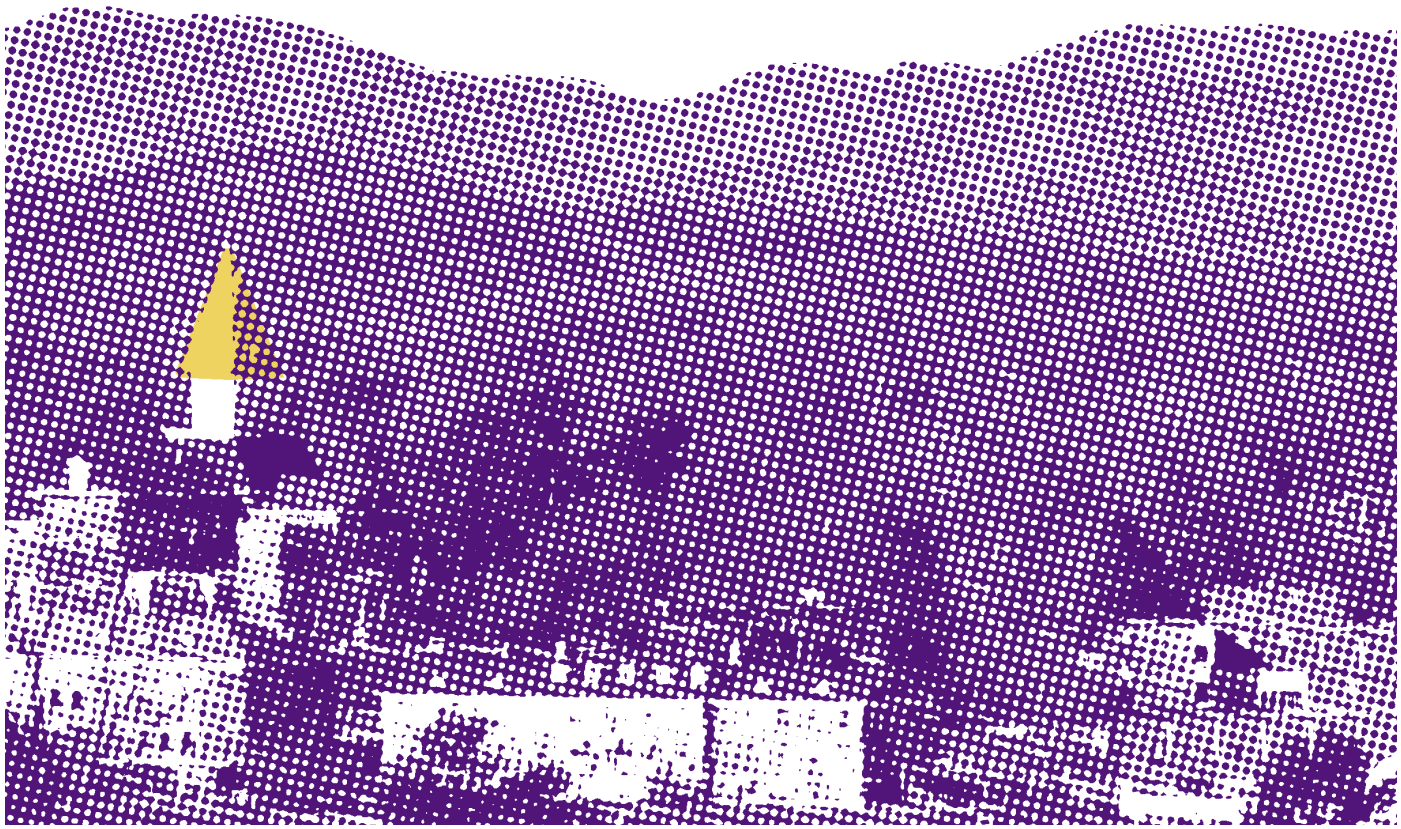
# DAHLONEGA DESIGN GUIDELINES

Prepared for the City of Dahlonega
and the Downtown Development
Authority by Urban Collage, Inc.

AUGUST, 2008



# TABLE OF CONTENTS

# INTRODUCTION AND OVERVIEW

## Background & Intent

The Dahlonega Downtown Design Standards document is intended as a user-friendly tool for both city administrators and the general public, supplementing the information contained in the Downtown Master Plan. The Standards are a graphic compendium providing detail on the development and public space elements appropriate for the downtown as a whole, and for each individual district in particular. The Standards are also a useful appendix to the Master Plan, providing graphic examples of concepts discussed in the Plan.

The Standards respond to the need to have a document communicating the vision of the community in enough detail to help merchants, property owners, city administrators, and potential investors understand the level of quality and variety desired in the built environment. As the primary sponsor of the Standards, the Downtown Development Authority should use them to rally enthusiasm and support for the managed growth of downtown as well as to inform other improvements like directional signage, new streetscapes, parking initiatives, and façade programs.

## Regulatory Context/Complementary Guidelines

Dahlonega has two design standard overlay districts that supplement base zoning for special areas of the city – the Historic District Design Guidelines for the Public Square area, and the Corridor Design Guidelines for major arteries leading into downtown. Both sets of guidelines are reference documents for their corresponding Development Review Commissions, who advise and negotiate on the final form of new development within their jurisdictions. The Downtown Design Standards fit within this interpretation of guidelines-as-reference; they do not presume to override the previous documents but instead enhance them with the experience of the Master Plan process and the vision that took shape from it.

The city is currently undertaking a complete revision of the sign ordinance, and is contemplating a similar effort for its entire zoning ordinance - now outdated and conflicting in many places with the recommendations of the Master Plan. In this atmosphere, the Downtown Design Standards can be considered an early step in the zoning rework process, to establish the basis for physical controls that advance the goals of the Master Plan. The occasion of revising the zoning ordinance also offers an opportunity to determine the best regulatory position for the Standards – whether that be an advisory document for a Development Review Commission with jurisdiction over the entire downtown, or an actual zoning overlay carrying the force of law. In the interim, the Design Standards should be used to add another layer of information to the guidelines in force to help communicate the wishes and intentions of the people of Dahlonega.



## Districts Framework

The Design Standards are organized in much the same way as the Master Plan is organized – by district, with influences from Dahlonega's historic context. Part One covers provisions that are applicable to the entire Master Plan study area, and are the foundation on which the more specialized district recommendations are built. Covering many different aspects of downtown development such as site layout, building massing, parking, signage and others, the general standards are inspired by traditional planning, design, and construction principles found in historic town centers like Dahlonega's Public Square. The commercial and residential building typologies are especially representative of the diversity exhibited by Dahlonega's built environment.

Part Two of the Standards deals with the building forms, street components, and special details that make each district unique. Appropriate development typologies are drawn from Part One in most cases; when new typologies are proposed, details and materials found elsewhere in the city are included. Streetscape elements transforming primary district thoroughfares into "signature streets" are illustrated, and a section on special provisions in each chapter captures additional recommendations that are key to creating each district's visual character.

# 1.0 GENERAL DESIGN PRINCIPLES

Certain guiding principles are applicable to all the districts. These principles impart some uniformity to the area and make them cohesive in design. The general principles form the basis on which individual district deviations impart the unique character to the distinctive areas. The general design principles cover streets and streetscapes, site layouts, building massing, parking, open space and trails, materials, details, signage and stormwater management. They also include a list of the basic building typologies that are essential in characterizing Dahlonega.

## 1.1 Streets & Streetscapes

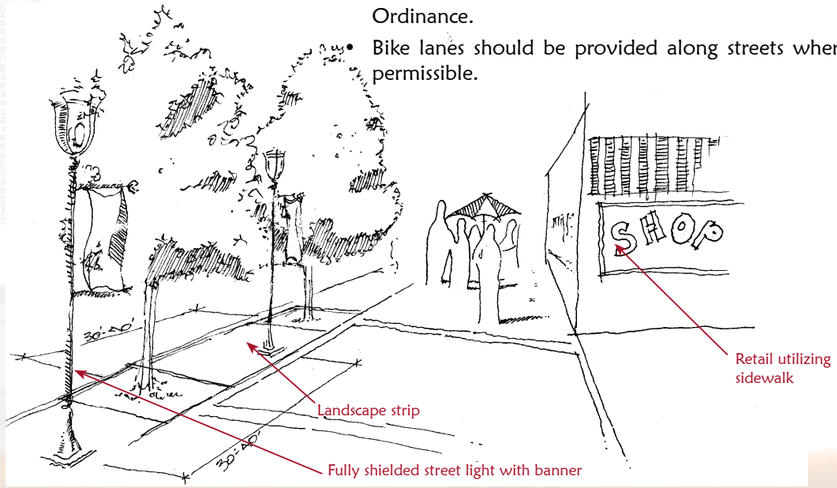
The overall intent of the street design is to maintain the charm of the area. The street network aims to improve the pedestrian environment by enhancing essential connections from the different districts to the historic core.

Public Square brick paving

Trees to shade sidewalks

- Refer to individual district guidelines for detailed street and streetscape specifications.
- Any new streets shall enhance connectivity within the Dahlonega downtown area.
- Utilities should be buried where possible.
- Sidewalks shall be provided on all signature and prominent streets and shall consist of a landscape zone where possible.
- Sidewalk widths vary depending on the area and should be consistent with the surrounding area.
- Exposed aggregate or sandblasted concrete mixed with mica chips is appropriate sidewalk material within the study area. The texture of this material attempts to resemble the gold mining/panning history associated with the city. Brick should be used in addition to the above material in areas adjacent to the public square.
- Consistent and even granite or concrete curbing should be provided along the sidewalk. It should rise a minimum 4" above street surface.
- Pedestrian street lighting should be regularly spaced at a minimum of 30'-40' on-center. The design should be of a colonial type that equals existing Dahlonega downtown streetlights or the Hadco V681 "Baltimore" model placed at a height of 15'.
- Where possible, street trees should be located between the sidewalk and roadway.
- Street trees should be consistently spaced 30' to 40' apart along the side walk unless specified otherwise within an individual district.
- Street trees may vary in species, size and location. Residential and commercial streets should be characterized by different trees. Suitable street and ornamental trees should follow the recommendations listed in the Dahlonega Tree Ordinance.
- Bike lanes should be provided along streets wherever the width makes it permissible.

*Figure 1.1: Sidewalk details*



# 1.2 Site Layout

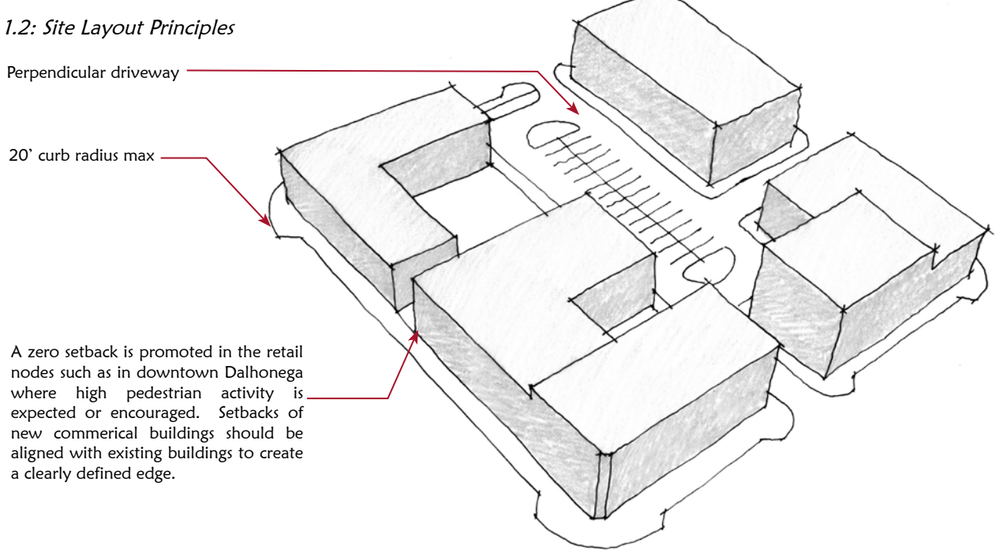
Site layout determines the lot coverage, location and orientation of the building on its site. It specifies building setbacks, location of entrances and service areas and addresses existing site features.

- Refer to individual district guidelines for additional and specific details.
- Building setbacks should relate to the street and existing buildings on adjacent lots.
- If a parcel is bound by more than one street, the front of the parcel should be considered the side adjacent to the street with the largest pedestrian/auto traffic load.
- Maximum spacing between buildings along a primary street should be 20' unless a public space, such as a park or plaza, is provided between the respective buildings.
- Driveways should be perpendicular to the adjacent street. Circular and non-perpendicular driveways are discouraged.
- Common or joint driveways are encouraged and may be authorized by the planning department.
- The maximum curb radius at any intersection or curb cut should be 20'.

Buildings align with each other

Vernacular design and scale

*Fiture 1.2: Site Layout Principles*




# 1.3 Building Mass and Orientation

Building massing refers to the shape and amount of physical space it occupies. The size of the building determines its compatibility with its surroundings. It also includes other elements and components that make a building.

- Refer to individual district guidelines for additional and specific details.
- Building facades should be articulated with awnings, porches, balconies, window details, and roof lines to avoid monotonous facades.
- Buildings should be massed in such a way so as to convey the appearance of small multiple buildings rather than large, singular, stand alone buildings.

*Figure 1.3: Appropriate building mass, orientation and site layout.*

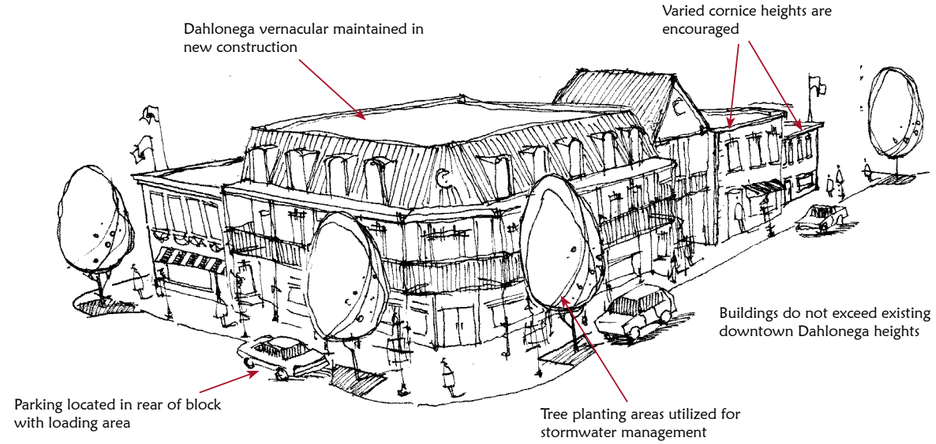
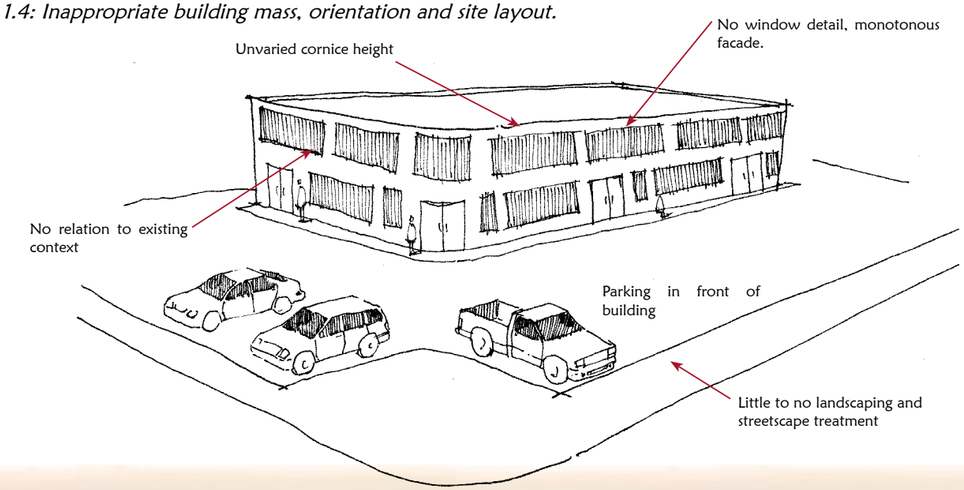



*Figure 1.4: Inappropriate building mass, orientation and site layout.*



# 1.4 Parking

The Master Plan lays out a multifaceted parking strategy for the districts. Parking is achieved through on-street parking along major streets, through parking spaces provided for any new buildings and parking decks located at strategic locations within the study area. Signage should be used to direct people to available parking spaces.

- Off-street parking should be screened from view from any public street using buildings and/or landscaping.
- Off-street parking should not be located between the public street and the buildings front façade. If a parcel is bound by more than one street, the front of the parcel shall be considered the side adjacent to the street with the largest pedestrian/auto traffic load.
- Surface parking provided to the side of any building along a public street should be buffered from the public street and sidewalk with a landscape strip no less than 6' in width containing a minimum of 90% living shrubs.
- Wheel stops of bumpers should be placed at the head of all parking spaces that abut a landscape strip or sidewalk.
- All surface parking lots of 20 spaces or more should include landscaping in the form of shade trees within the confines of the surface parking lot (one tree for every 20 spaces).
- Bio swales should be utilized where possible in parking lot islands for stormwater remediation.

Pervious parking with "Grasscrete"

Stormwater bio-swale

Tree islands in surface parking lot

Existing angled parking in downtown

Existing parallel parking in downtown

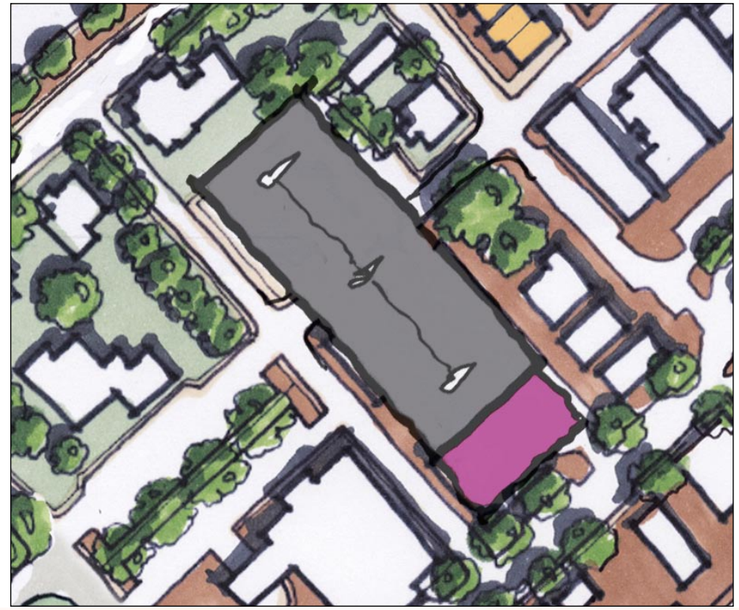
Parking deck as multiple facades

- Parking deck heights should be limited to scale with the surrounding buildings.
- Parking decks should be built into the topography.
- Parking decks should be designed so as to match the proportions and details of adjacent buildings.
- Deck facades should screen views of parked cars.
- The deck should be designed to look like surrounding buildings and materials like traditional brick or painted, close-grained textured concrete masonry units should be used.
- Ground levels should incorporate retail/commercial/service areas where possible.

Parking deck as single facade

Historic components in deck design

*Figure 1.5: Parking deck with ground floor retail*



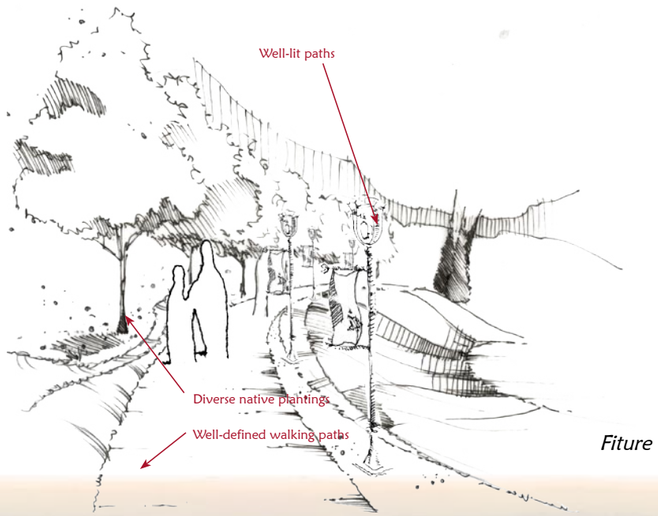
# 1.5 Open Spaces and Trails

Open spaces should increase recreation opportunities through the provision of pocket parks within the downtown and larger parks along the fringes of the districts. The trail system should link the open spaces in a comprehensive network so as to enhance connectivity for walking and cycling.

- Open space should be at grade and made easily accessible to pedestrians.
- Open spaces should include appropriate landscaping including shade trees. At a minimum one shade tree must be provided for every 2000 square feet of open space. Shade trees must be minimum of 3.5" in caliper measured 12" above ground, shall be a minimum of 16' in height, shall have a minimum mature height of 30' and shall be limbed up to a minimum height of 8'.
- Private courtyards and other private outdoor amenities should be located at the interior of the block, behind buildings or on rooftops.
- Open space implementation – all open space including buffers, setbacks, sidewalks, clear zones, sidewalk zones and open spaces should be fully implemented prior to issuance of a Certificate of Occupancy for the primary development.
- Use of native plant material is encouraged.
- Non native invasive plants are strongly discouraged. A list of invasive plants can be located at www.gaeppc.org.
- Trails should be 10' wide and be paved with pervious paving materials.
- Trails along streets should be lined with a minimum 12' planting strip with continuous tree cover on both sides.
- Pedestrian lighting, furniture and way-finding signage should be placed along trails as needed.
- A comprehensive landscape design that features native trees and plants should be adopted for trails.
- Stone retaining walls should be used for the construction of trails where required.

Well-lit paths and easily accessable trash receptical

Greenways to enhance natural setting




*Fiture 1.6: Recommended landscape elements*

# 1.6 Stormwater Management

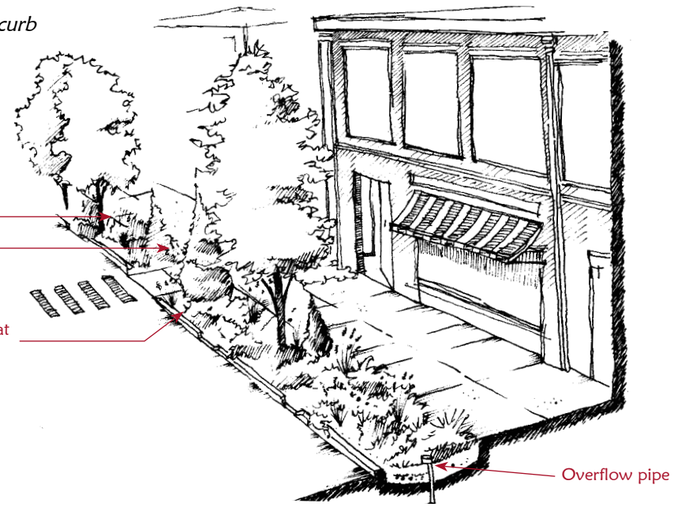
Typical stormwater control practice channels water on impervious surfaces to a sewer system, where it picks up pollutants and containments along the way and washes them into our waterways. Conversely, sustainable stormwater management practice uses techniques that minimize runoff with pervious pavement, or hold water in vegetated basins allowing plants to purify the contents before it percolates into the soil. Utilizing environmentally sensitive stormwater management practices such as these can improve the overall health of our watersheds.

Rain garden in streetscape design

- Efforts should be made to remediate and manage stormwater on site.
- Porous pavement and other pervious materials should be utilized where ever possible.
- Storm water planters, rain gardens, and bio-swales should be utilized where grade allows.

Refer to the Georgia Stormwater Manual for additional details.

*Figure 1.7: Rain garden detail at curb*



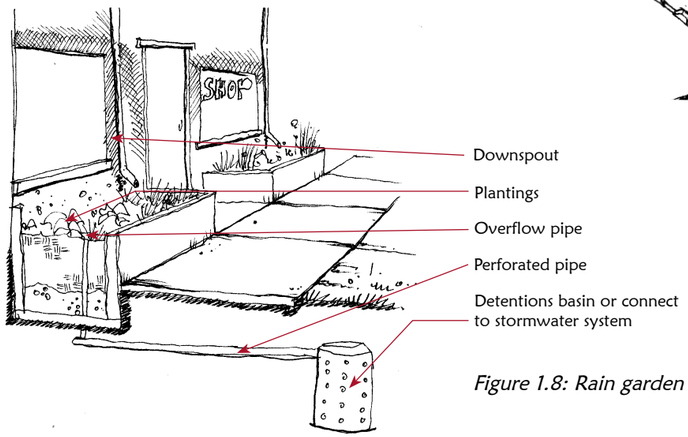




*Figure 1.8: Rain garden detail at building*

# 1.7 Material

Materials used for new construction and rehabilitation should be of higher quality. Materials like EIFS (External Insulation Finishing Systems), plastic and vinyl should not be used.

The following guidelines are applicable to all districts unless otherwise specified. Any special provisions mentioned in a district regarding a particular building element should supersede those mentioned below. Materials for District 5 (University Heights) should follow guidelines mentioned in Part 2.5.

- Refer to the Historic District Guidelines for provisions regarding the preservation, rehabilitation or replacement of historic building material.
- 4" wooden lap siding is highly encouraged on both commercial and residential buildings where applicable.
- Fiber cement siding is allowed but recommended to have a lap dimension similar to traditional wood siding for design consistency.
- Vertical wood or cement fiber board-and-batten siding is allowed on ancillary and service structures.
- Random-coursed or dry-stack stone retaining walls, stairs, and other landscape elements are strongly encouraged.
- Architectural-grade asphalt shingle, rolled or seamed metal, or wood shakes are acceptable materials on pitched roofs.
- Traditional red brick similar to wood-molded or handset units is encouraged on commercial buildings in all districts except for District 2 (Historic Neighborhoods).
- Painted, close-grained textured concrete masonry units or rubble stone walls are allowed on commercial buildings in Districts 1 (Public Square/South Chestatee Gateway) and 3 (East End) provided they are limited to the typological criteria described in Part 1.11 (Historic Building Forms).
- Exposed foundation walls should be surfaced with either traditional red brick as described above, or random-coursed rough stone.


Traditional wooden lap siding


Vertical board siding


Painted patterned concrete block


Traditional handset red brick


Random-coursed rough stone foundation

# 1.8 Details

Details for buildings should be simple and in harmony with the architectural style. Fewer architectural details but of higher-quality materials are preferred over excessive detailing of poor quality. The following guidelines are applicable to all districts unless otherwise specified. Any special provisions mentioned in a district regarding a particular building detail should supersede those mentioned below.

- Refer to the Historic District Guidelines for provisions regarding the preservation, rehabilitation or replacement of historic building details.
- Architectural details should reflect the design elements associated with the district preferred styles and forms described above. For reference see Richard Longstreth's The Buildings of Main Street and Virginia and Lee McAlester's Field Guide to American Houses.
- Gable ends on wooden buildings should include fascia boards, eave returns and decorative brackets depending on the style.
- Wooden two-story galleries should be of simple construction and detailing, including square posts, simple square or turned balustrades, and limited use of decorative brackets as appropriate to the style.
- Porches are strongly encouraged on residential buildings, and should be simple in form including square posts, square or turned balustrades, and limited use of decorative brackets.
- Buildings should include appropriate ornamental details such as built-up wood or formed metal cornices, projecting window heads / surrounds, string courses, and other embellishments to counter the simplicity of the running-bond brick.
- Ornamental details can be achieved through brick corbelling, stone details and carving or inlay work and decorative panels of metal, terracotta or mosaic.


Ornamental eave brackets


Gable-end eave returns

Built-up cornice on brick masonry


Smooth stone over rustic foundation

Simple posts and balustrade

- Recessed entries are allowed as dictated by the architectural style.
- Doors on commercial or mixed-use buildings should be paneled wood or low-profile metal such as rolled steel as appropriate to the building style, and should include at least 50% glazing. Sidelights, top-lights and/or flanking windows are encouraged.
- Doors on residential buildings should be paneled wood, and trimmed to reflect the style of the building. Sidelights and top-lights are encouraged.
- Windows should be solid wood or metal-clad wood and trimmed to reflect the style of the building. Casing and head trim should be a minimum of 6" wide.
- Wooden double-hung windows are preferred except for retail storefronts. Double-hung windows generally should range from 1:1.75 to 1: 2.5 in proportion. Simulated divided lights or false mullions are strongly discouraged.
- Simulated shutters are discouraged district-wide. Operating shutters are acceptable.
- Ground-floor storefront windows should be solid wood fixed-sash or low-profile metal such as rolled steel, and should range in proportion from 1:1 to 3:1. They should cover from 55% to 75% of the ground floor front façade (including the entry) and should extend approximately 2'-0" above the ground to a minimum height of 6'-6". Double-hung windows can also be used in ground-floor commercial locations as appropriate to the building typology and style, but should be greater in size than upper-floor windows to reflect the importance of the floor.
- Windows along each floor should be sized proportionately and placed in alignment to each other to form a well composed façade.

Paneled shop door with upper glazing


Appropriate window type and placement


Traditional fixed-sash storefront


Dormer complementing building style

- Dormers are permitted but should adhere to the style of the building.
- Decorative fencing should reflect the style and elaboration of the principal building. Wood and historic iron are suggested fencing materials.
- Decorative fencing fronting any pedestrian public way should be a minimum of 50% open, and a maximum of 3'-6" above surrounding grade.
- Fencing fronting alleys or service areas, or separating property can be opaque. No fencing can be more than 6'-0" tall.
- Sloped (not domed, bubble, crowned or umbrella) awnings made of cloth (not plastic, vinyl or aluminum) can be placed along the ground floor storefronts in District 3 (East End). Retractable awnings are encouraged.
- Awnings should fit within the window or door frame and should not obscure architectural details. They should extend to a maximum distance of 4' from the building façade. Awnings are discouraged on north facing doors and windows.


Decorative wooden picket fence


Ornamental wrought iron fence

Retractable canvas awning

# 1.9 Signage

Signs are a key element in the design environment of Dahlonega, and should make a positive contribution to the general appearance of the street and building on which they are located. High quality sign design is encouraged; they should be permanent in nature and firmly affixed, with the exception of holiday and event banners and other temporary installations. Minimum and maximum sign height, location, size, and other criteria shall be determined by the City of Dahlonega sign ordinance. Additional recommendations are listed below, and in the Districts sections.

- The scale and shape of the sign should be proportional to the structure.
- Signs should be integrated with the design of the building.
- Individual signs in multiple tenant buildings should be designed to complement each other.
- Signs should have little or no impact on adjacent residential neighborhoods.
- Signs should not cover or interfere with architectural design elements that contribute to the building's character.
- Colors should be selected to enhance legibility and design integrity.
- Sign materials should be compatible with the design of the façade on which they are placed.
- Sign legibility should be maximized through the use of few words, letter spacing and through the use of symbols and logos.
- Sign illumination should be provided only if it is necessary. Projected, small light sources are preferred. Any form of backlit signs is prohibited.
- Historic neon sign, made of molded glass tubes can be used. Neon lights behind plastic boards are prohibited.

Sign proportional to structure

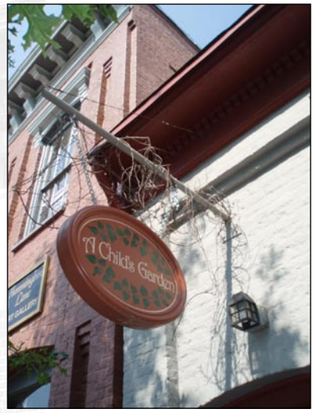
Compatible sign material

Crafted object signs are appropriate

Sign incorporated into architecture

Orient signs to pedestrians

Small-scale wall signs are encouraged



Projecting signs are encouraged

Sign frames are encouraged

- Pedestrian oriented signs are encouraged.
- Wall signs should be mounted flush and fixed securely to a building wall, projecting no more than 12" from the face of a building wall, and not extending sideways beyond the building face or above the highest line of the building to which it is attached.
- Projecting signs should be affixed to the face of a building or structure and project in a perpendicular manner more than 12" from the wall surface of that portion of the building or structure to which it is mounted. Projecting signs are strongly encouraged.
- Window signs can also be used. They are painted, posted, displayed, or etched on an interior translucent or transparent surface, including windows or doors.
- Signs can also be incorporated into the entrance floors through mosaic, decorative tiles and embedded plaques, etc.
- Business names should not be placed on awnings.
- Free standing signs should be restricted to commercial developments along Morrison Moore Parkway. These signs should be a maximum 7'-0" tall with a maximum surface area of twenty square feet.
- Free-standing sign structures should incorporate design details, materials and colors associated with the buildings.
- Directional signage to parking decks should be strategically located within the Public Square / Chestatee district. These should be targeted to slow moving traffic.

Entry mosaic tile sign

Back-painted storefront window sign

# 1.10 Public Buildings

Public buildings symbolize the spirit of the city at their inception, and are often architectural landmarks that occupy central places in the street network. New public buildings should express their dignity of purpose, and strive for timeless design.

- The Old Courthouse (1836) is the most recognizable and most-visited building in Dahlonega and the oldest historic courthouse in the state. Its Georgian architecture is on par with the best colonial examples in the Southeast. Design elements that could be represented in future public buildings include:
  - Simple, gabled massing.
  - Decorative cornices with classical details.
  - Hand-formed English-bond brick.
  - Cast-stone or cut-stone lintels and sills.
  - Operable shutters with wrought-iron dogs.
  - Paneled doors and double-hung windows.

Simple, gabled massing

Decorative cornice, classical details

Stone lintels and sills, operable shutters

Visibility from several directions

Wooden building, carefully designed

- New public buildings should avoid copying historic architecture verbatim, but instead use historic forms, materials and details in new and creative ways. General design principles that could be applied to new public buildings include:
  - Prominent positioning on the site.
  - Visibility from several directions.
  - Landscape design that accentuates the building.
  - Proportions that are distinct from the surroundings.
  - Larger or more important public buildings like libraries, government facilities, schools etc. should be constructed of masonry (ideally brick) with detailing to match the permanence and building traditions of the principal material.
  - Smaller public buildings can be constructed of masonry or wood, but should exhibit the same care in design and detailing as larger buildings.
  - Contemporary steel or aluminum doors and windows are discouraged in favor of more traditional materials such as wood, brass or bronze.
  - Historic resources proposed for public use as discrete buildings or components of larger complexes should conform to the Secretary of the Interior's Standards for Preservation or Rehabilitation.


Traditional detailing, distinct proportions

# 1.11 Historic Building Forms

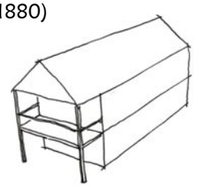
The vast majority of buildings in Dahlonega can be classified into a series of vernacular commercial and residential typologies that avoid architectural style in favor of form, orientation and level of detail. Some of these typologies are very specific to the city and give it the unique character that distinguishes it from similar places in Georgia; others are more representative of traditional downtowns nationwide. Dahlonega's typologies, listed below, are the building-blocks for new development, and are combined appropriately in the district guidelines to reinforce existing historical patterns and simplify the process of design.

## 1.11.1 Commercial Building Typology

Gable-Front Storehouse - The Parker Storehouse, 1858

### Gable-Front Storehouse (1850-1880)

- Distinguishing features: approximately 1:1 front façade proportion at gable peak; 6:12 to 8:12 roof pitch; 12"-18" eaves with eave returns; two-story tripartite gallery with roughly square bays, square posts, simple square or turned balustrade.
- Representative examples: The Parker Storehouse (1858), the Crawford House (1880)



### Folk Victorian Hotel (1875-1910)

- Distinguishing features: expandable front façade with hipped or mansard roof with built-up wooden cornice and symmetrical dormer(s); full-length two-story gallery with 1:2½ to 1:3 bays, square posts with scroll-cut brackets, simple square or turned balustrade, 9'6" minimum gallery ceiling height.
- Representative examples: Hall House (1881), Sargent Building (1910)


Folk Victorian Hotel - Sargent Building, 1910

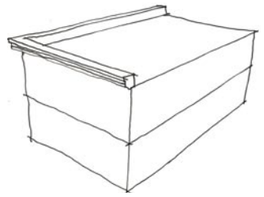
One-Part Commercial Block - Jone's Corner Drugs, 1909

### One-Part Commercial Block (1910-1960)

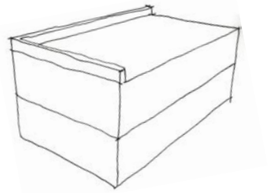
- Distinguishing features: one-story simple box with one or more regularly-spaced bays or large storefront window modules across the principal façade, sometimes appearing as the lower portion of a Two-Part Commercial Block; Dahlonega precedents feature running-bond or English-bond brick or 4" lap siding with minimal or no decorative trim, and flat roofs with tall (minimum 3'-6") parapets on the principal façade.
- Representative examples: Jones' Corner Drugs (1909), Moore Hardware (1945)

## Two-Part Commercial Block (1875-1960)

- Distinguishing features: Two to four stories with clear division into two zones typically reflecting interior use, with a single-story lower zone demarcating public space and an upper zone of private or semi-private space. The principal façade is usually divided into repetitive elements such as bays, pilasters or window modules that align in the upper and lower zones, although there can be a significant difference in the design of the zones. Façades tend to have vertical emphasis, with proportions and details dependant on the applied style.
- Two distinct subcategories can be found in the Public Square:
  - Victorian Two-Part Commercial Block (1875-1910)
  - Simple Two-Part Commercial Block (1910-1950)



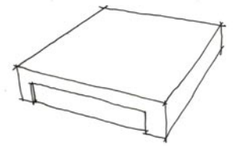
Victorian Two-Part Commercial Block



Linear Two-Part Commercial Block

## Enframed Window Wall

- Distinguishing features: One to three stories in smaller examples with a distinguishable border framing a central section of storefront glazing or ganged windows with or without spandrel panels. Principal facades tend to be wider than tall by at least a 2:1 ratio, although square examples are also found. Running-bond brick is the dominant material in Dahlonega.
- Representative examples: Fred Jones Building (1946), 35 East Main (c.1950, façade partially obscured)




Enframed Window Wall


Victorian Two-Part Commercial Block

## Victorian Two-Part Commercial Block (1875-1910)

- Distinguishing features: Running-bond brick, natural or painted, with approximately 1:1¾ to 1:2 façade bay proportions,; flat roof with built-up wooden, ornamental metal or corbelled brick cornice on all principal facades; façade articulation including shallow bays or pilasters, string courses, ornamental fascias, or projecting window heads / canopies; single windows with tall vertical proportions; recessed entries or storefronts with architectural detailing.
- Representative examples: Hall's Block (1883), Price Building (1897), Meaders Building (1914

Enframed Block

## Enframed Block

- Proposed, not currently present.
- Distinguishing features: Two to three stories with most of principal façade(s) punctuated by columns, pilasters or other treatment suggestive of classical elements. Façade central section bracketed by narrower end bays to form continuous wall plane.

## Simple Two-Part Commercial Block (1910-1950)

- Distinguishing features: Textured or patterned masonry, painted, with approximately 1:1½ to 1:1¾ front façade bay proportions; flat roof with parapet or very simple cornice of façade material; minimal façade articulation, if any; ganged windows in square openings wit minimal detailing; simple storefronts.
- Representative examples: Bank of Dahlonega (1910), Housley Brothers Building (1928)

Linear Two-Part Commercial Block

## Arcaded Block

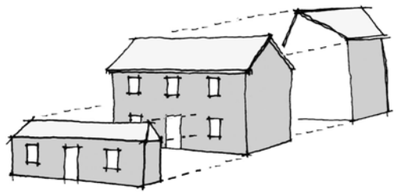
- Proposed, not currently present.
- Distinguishing features: Two to three stories with tall, repetitive arched openings across the principal façade(s) with no separate bracketing elements at the ends.

Arcaded Block

## 1.11.2 Residential Building Typology

### I-House (1840-1890)

- Distinguishing features: Two-story wood, one-room deep; usually 12:12 side-gable roof with projecting eaves; one- or two-story gable addition centered on rear elevation; windows/door symmetrically placed in principal façade.
- Representative examples: Worley Homestead (1845), McGuire House (1882)



I-House - McGuire House, 1882

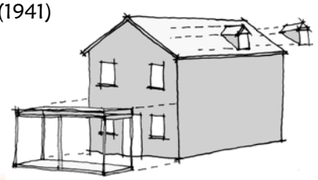
Hall-and Parlor - Baker Law Office, 1880

### Hall-and Parlor (1850-1900)

- Distinguishing features: One-story wood, one-room deep; 12:12 side-gable or hipped roof with projecting eaves or simple cornice; windows/door symmetrically placed in principal façade.
- Representative examples: Baker Law Office (1880), 184 North Chestatee (c.1900)

### Gable-Front (1890-1940)

- Distinguishing features: Two-story wood or brick, approximately 1:! front façade proportion at gable peak; usually 8:12 roof pitch; 12”-18” eaves with eave returns on wood model; windows/door symmetrically placed in principal façade.
- Representative examples: Smith House (1899), W.O.W Building (1941)




Gable-Front - Smith House, 1899

### Gabled-Ell (1880-1930)

- Distinguishing features: One- or two-story wood, approximately 1¼ :1 (one-story) to 2:1 (two-story) gable wing proportion; side-gabled roof with 1:1 pitch; 12”-18” eaves with eave returns; windows/door symmetrically placed.
- Representative examples: 399 South Park Street (c.1900), 78 North Meaders Street (c.1910)

Gable-Ell - Littlefield Cottage, 78 North Meaders Street

Massed-Plan (Center-Hall) - Stickland House, 1882

### Massed-Plan (Center-Hall) (1870-1930)

- Distinguishing features: One- or two-story wood, approximately 2:1 (two-story) to 3:1 (one-story) front façade proportion; side-gabled roof with 8:12 to 9:12 pitch; 18”-24” eaves with eave returns; windows/door symmetrically placed in principal façade.
- Representative examples: Seven Oaks (1875), Moore Cottage (1876), Strickland House (1882)

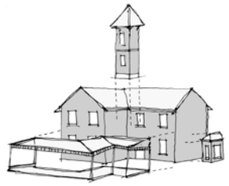
### Pyramidal (1870-1920)

- Distinguishing features: One- or two-story wood or masonry, roughly square footprint, approximately 1:1 (two-story) to 3:1 (one-story) façade proportion; hipped roof with 8:12 to 12:12 pitch, occasional dormers or gable additions; 18”-24” eaves; windows/door symmetrically (earlier / larger examples) or asymmetrically (later / smaller examples) placed in principal façade.
- Representative examples: Galusha-Moore House (1910), 121 South Grove Street (c.1915)

Pyramidal - 121 South Grove Street, c.1915

## Queen Anne Victorian (1880-1910)

- Distinguishing features: One- or two-story wood, square or rectangular hipped-roof central block with asymmetrical cross-gable wings, roof with 8:12 or greater pitch, 12”-18” eaves; full-width porch with turned posts / scrolled brackets, often wrapping to a second side; frequent picturesque details such as dormers, bay windows, turrets, and towers.
- Representative examples: Jones House (1885), 220 South Park Street (c.1895), Littlefield Cottage (1912)



Queen Anne Victorian - 220 South Park Street, c.1895

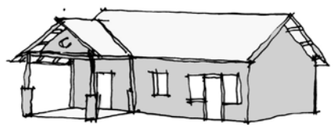
Gable-Front Craftsman - 229 West Hawkins Street, c.1932

## Gable-Front Craftsman (1905 -1930)

- Distinguishing features: One- or 1½ -story wood with long rectangular plan and narrow principal façade, low-pitched gable roof (approximately 4:12), 24” or greater eaves; full- or partial –width porch with gable to match primary roof pitch, simple square posts / columns often on larger tapered piers; double-hung windows usually with narrow vertical lights in upper sash.
- Representative examples: 51 Alma Street (c.1920), 229 West Hawkins Street (c.1932)

## Gable-End Craftsman (1920 -1940)

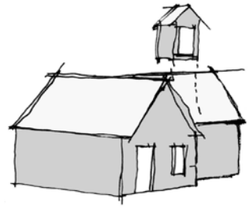
- Distinguishing features: One- or 1½ -story wood with long rectangular plan and long principal façade, low-pitched end-gable roof (approximately 8:12), 24” or greater eaves; small entry porch with shallow front gable or shed, simple square posts / columns often on larger tapered piers; double-hung windows usually with narrow vertical lights in upper sash.
- Representative examples: 318 North Grove Street (c.1925)



Gable-End Craftsman - 318 North Grove Street, c.1925

## Gable-End Tudor (1930-1950)

- Distinguishing features: 1½- or two-story masonry with long rectangular plan and dominant front cross-gable containing asymmetrical entry, often in recessed or projecting vestibule; steeply-pitched (12:12) hipped or gabled principle roof, sometimes with dormers, with greater roof pitch on cross-gable; enclosed porches on building end under main roof mass; narrow vertical casement or double-hung craftsman-style windows.
- Representative examples: 297 North Grove Street (c.1925)



Gable-End Tudor - 297 North Grove Street, c.1925

Folk VIctorian Townhouse

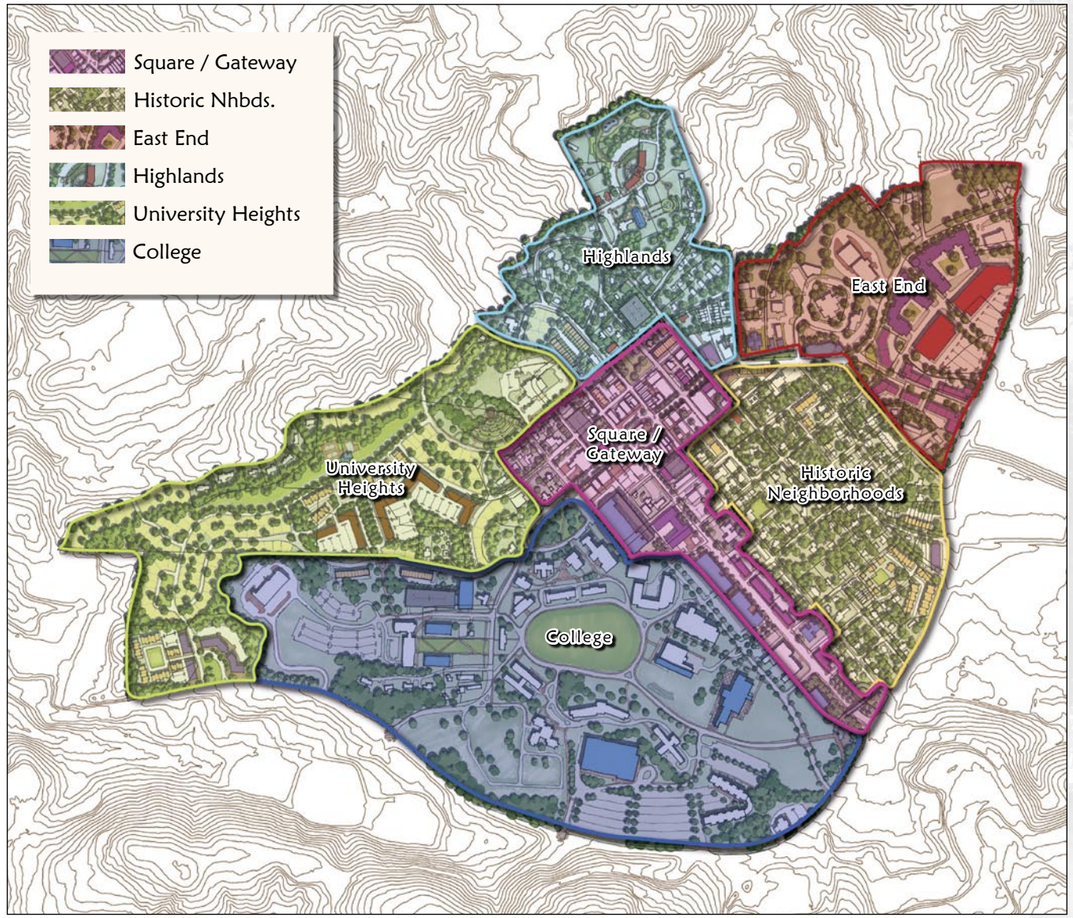
## Folk Victorian Townhouse (1880-1920)

- Proposed, not currently present.
- Distinguishing features: Two to 2½ stories with roughly square principal façade and low-pitched side-gabled roof; open or enclosed front entry porch centered across façade with hipped roof and side entry stair.

# 2.0 DISTRICT PROVISIONS

The district provisions concentrates on those guidelines that are specific to the particular district. These guiding principles impart a distinctive and unique character to the districts. Each district covers buildings typologies that should be dominant within an area, street characteristics that help connect all the districts together and any additional special provisions required to enhance a district. The districts follow those set out in the Master Plan and are: Public Square/South Chestatee Gateway, Historic Neighborhoods, East End, Highlands and University heights.

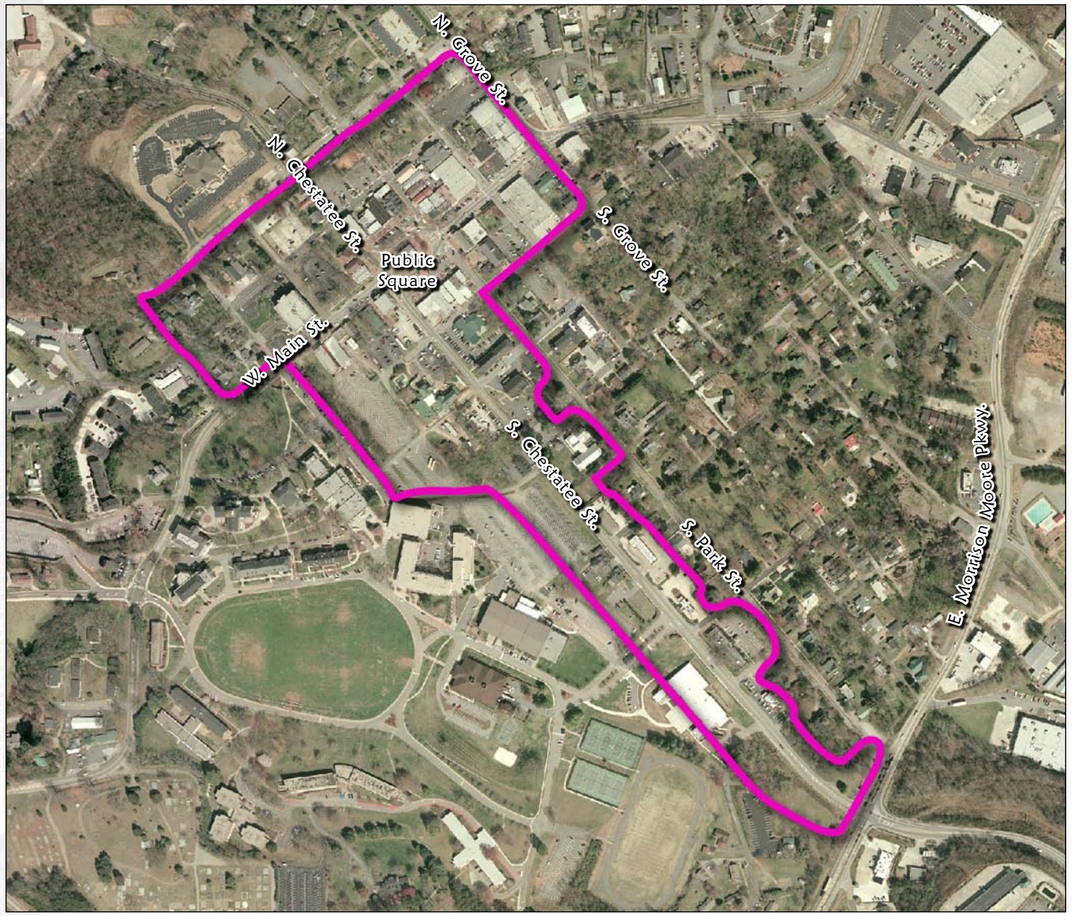
*Figure 2.1: Thematic Districts*




## 2.1 Public Square/South Chestatee Gateway

This district comprises of the 6 blocks of the Public Square and an additional 12 blocks around it. It also includes the area along South Chestatee Street which serves as a prominent axis and entry way to the historic square of the city and hence development along this street needs to be integral to that of the square. The prominent streets within this district are East and West Main streets and South Chestatee Street.

*Figure 2.2: Square / Chestatee District*



# 2.1.1 Building Typologies / Locations

- Preservation of existing historic buildings 50 years and older is required.
- Parking structures are excluded from the provisions below, but are subject to the guidelines in Part 1.4 (Parking).

## Buildings on the Public Square

or along the "Downtown" portion of East Main Street and West Main Street (see Street Characteristics below)

- No new building can exceed two and one-half stories in height.
- New buildings should be designed and positioned to form a continuous street wall along the principal façade(s) unless precluded by site conditions – see Parts 1.2 (Site Layout) and 1.3 (Building Mass and Orientation) for more detail.
- The different building types should follow the proportions and details exhibited by the corresponding building typology described in Part 1.11 (Historic Building Forms):
  - One-story wooden or masonry buildings should follow the One-Part Commercial Block.
  - Two-story wooden buildings should follow the Gable-Front Storehouse (example: Parker Storehouse) or the Folk-Victorian Hotel.
  - Two-story masonry buildings should follow the Victorian Two-Part Commercial Block (if primary facade material is simple running-bond brick) or the Simple Two-Part Commercial Block (if primary facade material is decorative brick or patterned CMU).
  - Two and one-half story wooden buildings should follow the Folk-Victorian Hotel.

## Buildings along South Chestatee Street

- No building can exceed three and one-half stories in height.
- The different building types should follow the proportions and details exhibited by the corresponding building typology described in Part 1.11 (Historic Building Forms):
  - One-story wooden or masonry buildings should follow the Shed Commercial.
  - Multistory wooden buildings should follow the Folk-Victorian Hotel.
  - Multistory masonry buildings should follow the Simple Commercial Block.
- Buildings on full-block sites located between South Chestatee and South Park streets should be designed as a freestanding building or complex of buildings that follow the proportions and details exhibited by the I-House, Gable-Ell, Massed-Plan or Queen Anne Victorian residential typologies described in Part 1.11 (Historic Building Forms).

One-Part Commercial Block - Moore Hardware, 1945

Folk Victorian Hotel - Hall House, 1881

Victorian Two-Part Commercial Block - Hall's Block, 1883

Simple Two-Part Commercial Block - Bank of Dahlonega Building. 1910

Massed-Plan

Queen Anne Victorian - Jones House, 1885

Folk Victorian Townhouse

## Buildings elsewhere in the district

- No building can exceed two stories in height.
- The different building types should follow the proportions and details exhibited by the corresponding building typology described in Part 1.11 (Historic Building Forms):
  - One-story freestanding wooden buildings should follow the Pyramidal or Gable-Ell.
  - Two-story freestanding wooden buildings should follow the I-House, Gable-Ell, Massed-Plan or Queen Anne Victorian.
  - Two-story attached wooden buildings should follow the Folk Victorian Townhouse.
  - Two-story masonry buildings should follow Simple Commercial Block.

## 2.1.2 Street Characteristics

- The guidelines listed below should be used in addition to those listed in Part 1.1 (Streets and Streetscapes).
- East Main, West Main and South Chestatee are the signature streets of the district and should be given special design attention.
- Streets should have two-way travel lanes. Lane widths for East Main, West Main and South Chestatee streets should be +/- 11'-0".
- Decorative lighting should be suspended from the gallery or canopy structure. These should be colonial type in design, inspired by the historic gas light at the Old Courthouse. They should equal the Charleston Gas Light model HA-200 "Hampton" or TO-100 "Twelve Oaks".
- Sidewalks can include decorative cast metal interpretive / way-finding medallions based on design elements of the first coin minted in the city or elements reflecting the Cherokee heritage.
- Crosswalks at primary intersections should be brick pavers with concrete edging.

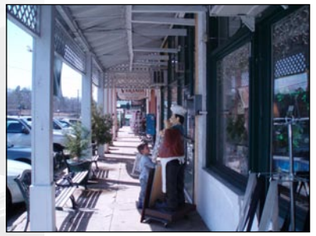
HA-200 "Hampton"

Gas Light

Decorative cast metal medallions, Chicago

Brick pavers crosswalks with concrete edging

Head-in parking



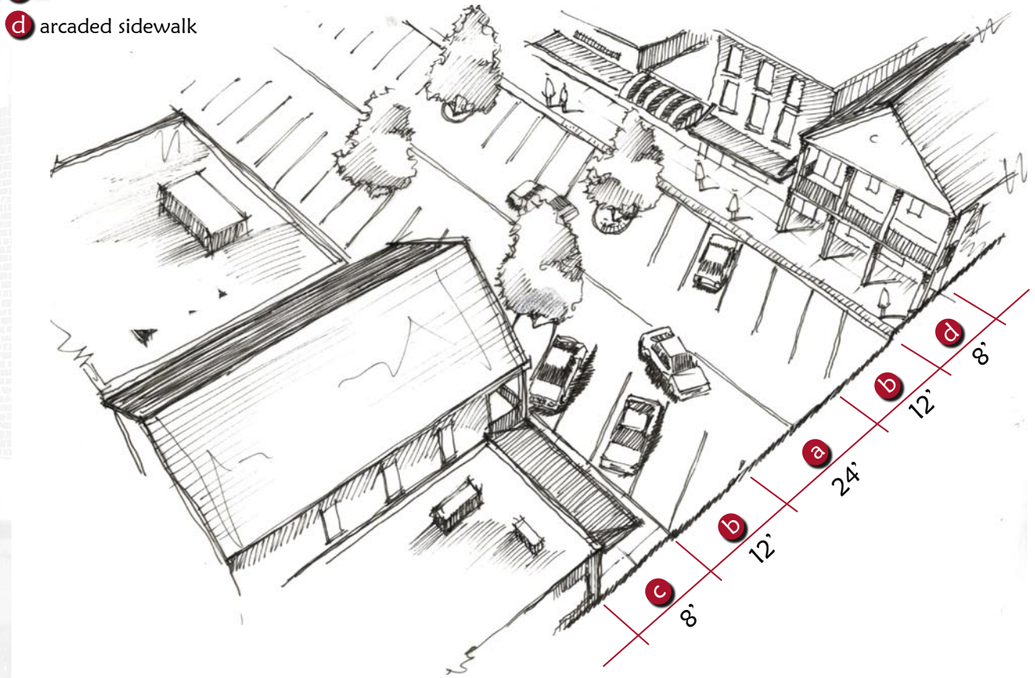
Arcaded sidewalk

## East Main Street and West Main Street

- Physical improvements to East and West Main should extend the character of the Public Square two blocks north to Grove Street, and two blocks south to Church Street as the "Downtown" portions of East and West Main. Pages 3.12 and 3.13 of the Master Plan describe the street section and improvements, which focus on:
  - A minimum 8' wide sidewalk supplementing the existing walk as needed. Cover at buildings should be provided by second-floor galleries or canopies that are continuous across the façade.
  - Sidewalks with a minimum 2'-6" continuous brick band along the curb line to tie back to the dominant paving in the Public Square. The balance of the sidewalk material should be at a minimum exposed aggregate or sandblasted concrete, but can be higher-grade surfacing as desired by each individual property owner.
  - Tree-planting areas with single indigenous shade tree specie in spaces that substitute head-in parking spaces at regular intervals no more than 45' apart.
  - Head-in diagonal parking as provided along East Main; parallel on-street parking on West Main is an alternative if physical constraints do not allow head-in parking.

*Figure 2.3: Proposed Main Street Section*

a two-way travel lanes
b head-in parking
c sidewalk
d arcaded sidewalk



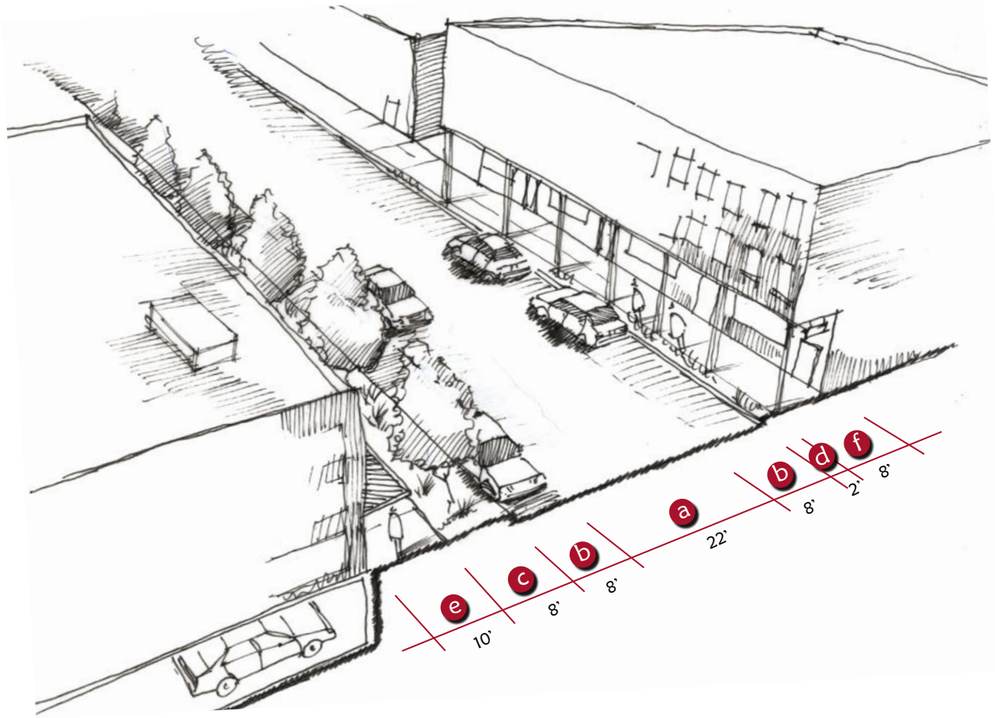
## South Chestatee Street

- Physical improvements to South Chestatee should be similar to the character but not a replication of the Public Square. Pages 3.8 to 3.11 of the Master Plan describe the street section and improvements, which focus on:
  - A minimum 8' wide sidewalk on the east side of the street with cover at new storefront buildings provided by an embayment or arcade continuous across the façade.
  - A minimum 2' wide planting strip on the east side of the street.
  - A minimum 10' wide sidewalk on the west side of the street. This should be made narrow to accommodate the historic cottages that belong to the college along South Chestatee Street.
  - A minimum 8' wide planting strip on the west side of the street with regularly-spaced shade trees of the same specie as used on East and West Main.
  - Parallel parking on both sides of the street.

Arcaded sidewalk

a two-way travel lanes
b parallel parking
c planting strip
d planting strip
e sidewalk
f arcaded sidewalk

*Figure 2.4: Proposed South Chastatee Street Section*




## Other District Streets

- Should preserve the historic urban character of the district by including design elements such as:
  - On-street parallel parking along one or both sides unless precluded by right-of-way constraints.
  - Minimum 6' wide sidewalks on at least one side.
  - Consistent and even granite or concrete curbing should be provided along the sidewalk. It should rise a minimum 4" above street surface.
  - Pedestrian street lighting should be regularly spaced at a minimum of 30'-40' on-center. The design should be of a colonial type that equals existing Dahlonega downtown streetlights or the Hadco V681 "Baltimore" model placed at a height of 15'.
  - Streets should have two-way travel lanes.

On street parallel parking

Brick sidewalk on one side

## 2.1.3 Special Provisions

- The existing brick sidewalks, stone planters and decorative streetscape details in the Public Square should be preserved and maintained as the highest-degree public landscape in downtown. Improvements should be installed on the south side of the Public Square mirroring those on the north.
- Crosswalks in the Public Square should be upgraded to brick pavers to match those used in the existing sidewalks.
- The intersections of West Main and Church Street, and East Main and Grove Street, should be designed and improved as gateway plazas to downtown. The improvements should reflect the historic context and the design themes present in the Public Square, and can include:
  - Brick sidewalk paving or accents using the Public Square standard.
  - Textured concrete or unit pavers for the intersection road surface.
  - Comprehensive landscaping design.
  - Gateway signage incorporated into public art or water features.
  - Seating and/or outdoor dining areas.
  - Decorative lighting following the period precedent in the Old Courthouse block.

Brick sidewalk

Gateway signage - Stamp Mill

Outdoor dining


Textured concrete /unit pavers

Landscape design

Gas light

## 2.2 Historic Neighborhoods

This district lies immediately to the east of the public square. It is bound by East Main Street, Mechanics Street, South Park Street and East Morrison Moore Parkway. This district covers the historic neighborhoods and additional residential areas in proximity to the core. The aim for this district is to preserve and maintain its architectural history and designate a large portion of it as a historic residential district.

*Figure 2.5: Historic Neighborhoods District*

## 2.2.1 Building Typologies / Locations

- Preservation of all existing historic buildings 50 years and older is required. Any rehabilitation or demolition of historic structures is subject to review by the Historic Preservation Commission.
- No new building can exceed two and one-half stories in height.

### Buildings along South Park Street

- The different building types should follow the proportions and details exhibited by the corresponding building typologies described in Part 1.11 (Historic Building Forms).
  - One-story wooden buildings should follow the Pyramidal or Gable-Ell.
  - Two-story wooden buildings should follow the I-House, Gable-Ell, Massed-Plan, or Queen Anne Victorian.

Gable-Ell

Massed-Plan

I-House

### Buildings elsewhere in the district

- The different building types should follow the proportions and details exhibited by the corresponding building typologies described in Part 1.11 (Historic Building Forms).
- One-story wooden buildings should follow the Hall-and-Parlor, Bungalow, or Minimal Traditional.
- Two-story wooden buildings should follow the I-House, Massed-Plan, or Gable-Ell.
- Wood siding with brick foundations is encouraged on multifamily, mixed-use or commercial buildings.

Bungalow

Gable-Ell

I-House

## 2.2.2 Street Characteristics

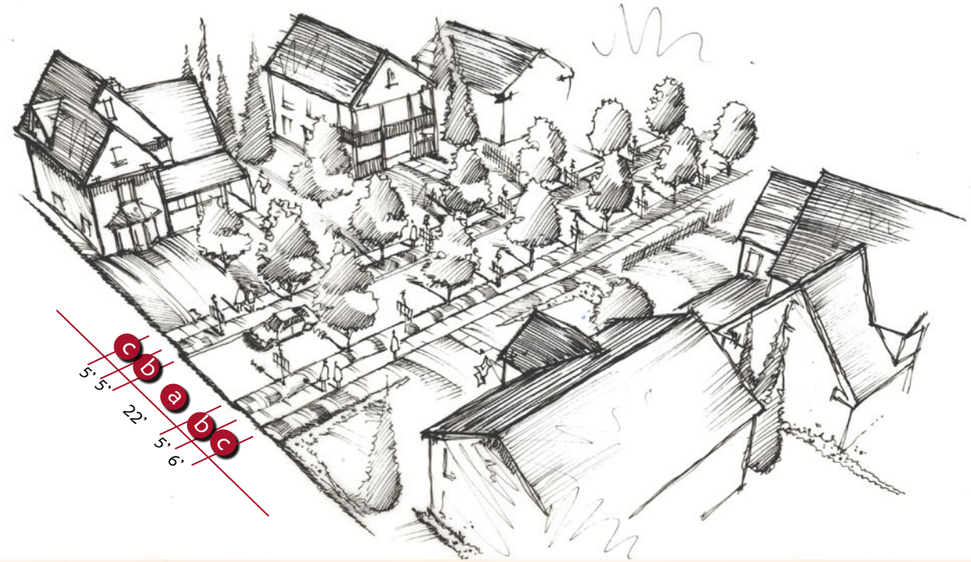
- The guidelines listed below should be used in addition to those listed in Part 1.1 (Streets and Streetscapes).

### South Park Street

- South Park is the signature street of the district and should be given special design attention.
- Physical improvements to South Park should focus on the landscape zone, which would be reconstructed over time to include:
  - Face of curb at 11'-0 from street centerline on both sides.
  - Comprehensive landscape design including ornamental flowering trees indigenous to region, 30' maximum spacing, and decorative groundcover, flowers, and other plant material.
  - Additional historically-appropriate details such as stone mounting blocks and iron hitch-posts and mailboxes are encouraged.
- Sidewalks should be a minimum 6'.
- Sidewalks can include decorative cast metal interpretive / way-finding medallions based on design elements of the first coin minted in the city.
- Lawn areas should be separated from the sidewalk by a continuous stone or concrete edging at the sidewalk line, approximately 3" to 4" above the sidewalk surface and a minimum of 6" wide.
- Crosswalks at intersections should continue the sidewalk material across the street paving.
- Decorative lighting should be placed on poles at a height of minimum 10' at 30'-40' spacing. These should be colonial type in design, inspired by the historic gas light at the Old Courthouse. They should equal the Charleston Gas Light model HA-200 "Hampton" or TO-100 "Twelve Oaks".

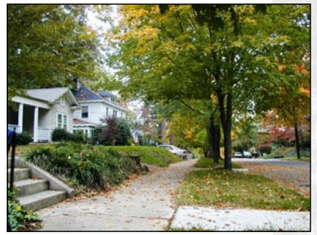
*Figure 2.6: Proposed South Park Street Section*

a two-way travel lanes
b planting strip
c sidewalk



## Other District Streets

- Should preserve the rural character of the district by including design elements such as:
  - Gravel shoulders / parking areas.
  - Drainage swales on at least one side, constructed to techniques discussed in Part 1.6 (Stormwater Management).
  - Sidewalks on one side.
  - Natural plantings.
- For more detail see the South Grove / Riley Road section on page 3.22 of the Downtown Master Plan document.

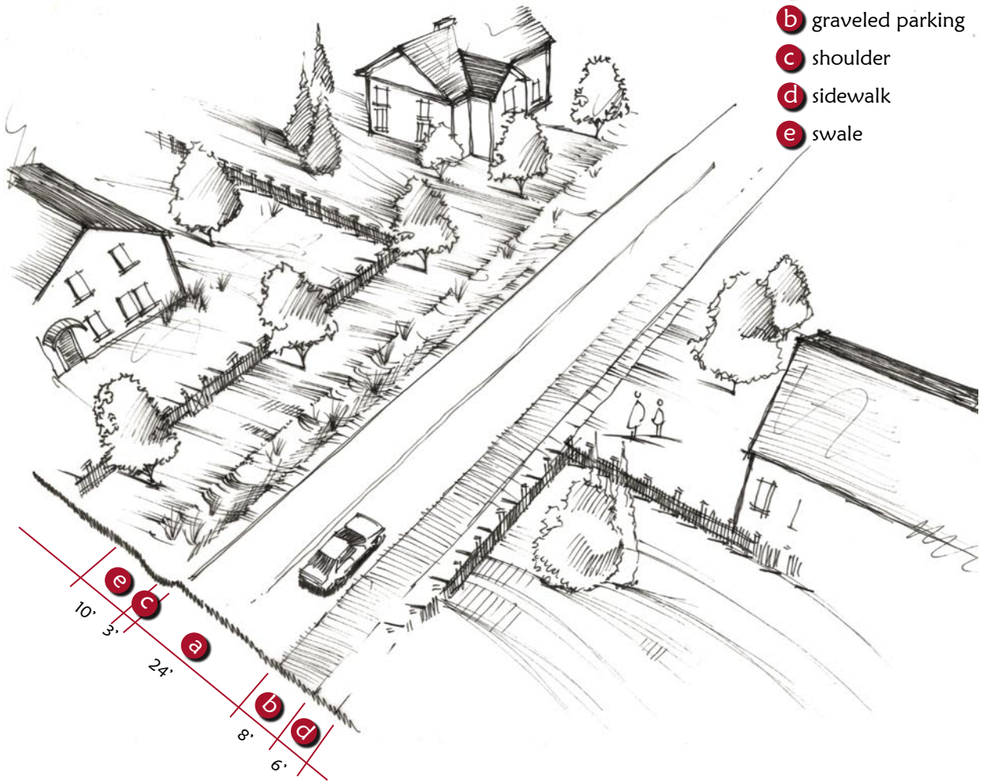


Residential streetscape

## 2.2.3 Special Provisions

- Parking structures are allowed in the district only by special permission, and are subject to the guidelines in Part 1.4 (Parking).

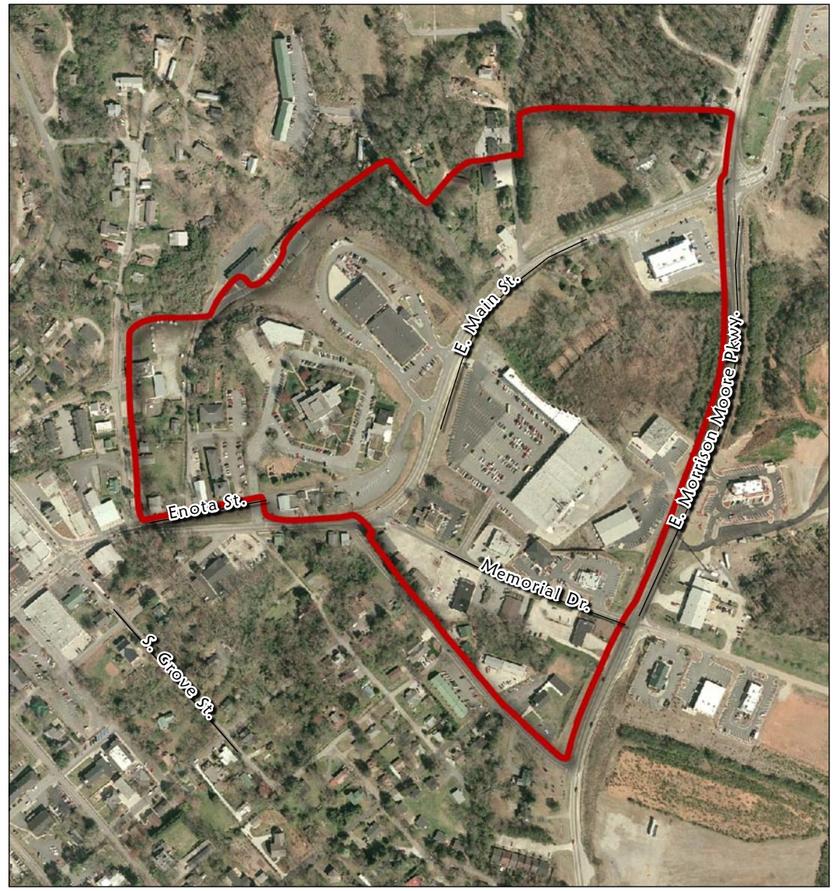
*Figure 2.7: Proposed Section for Other Streets in District*




# 2.3 East End

The design of this district hinges on the redevelopment of the older properties within the area. It offers a focus to the East Main end of the public square by clustering civic uses along the street. This district also offers the opportunity to add to the housing stock in proximity to the historic square. Commercial and office uses should also be provided within this district along Morrison Moore Parkway and Memorial Drive.

*Figure 2.8: East End District*



# 2.3.1 Building Typologies / Locations

## Buildings along Memorial Drive

- Buildings should not replicate those on the Public Square. They should strive to synthesize the essence of the historic buildings with a more contemporary aesthetic.
- Buildings should not exceed three stories in height.
- Buildings should align along the back edge of the sidewalk.
- Buildings should follow the characteristics and details exhibited by any one or a combination of the following that are described in Part 1.11 (Historic Building Forms):
  - Victorian Commercial Block
  - Simple Commercial Block
  - Enframed Block
  - Arcaded Block
  - Two Part Commercial Block
- Architecturally-prominent buildings should be used to enhance the intersections at either end of Memorial Drive.
- Head-in parking should be provided along Memorial Drive and additional parking should be provided at the rear of the buildings.
- See the Special Provisions section below for additional guidelines for this area.

Storefronts along the sidwalk


Modern building type


Possible window detailing


Brick building with cornice detailing

Masonry building


Wood and masonry building

Modern building with industrial features

## Buildings along East Morrison Moore Parkway

- Buildings should be one to two stories tall.
- Buildings should be designed to use materials and forms that evoke the city's association with gold mining, or could consist of specific elements like low-pitched roofs or industrial sash windows reflective of historic industrial architecture.
- Buildings should be oriented such that the longer facades face East Morrison Moore Parkway. Gable ends should not be oriented toward the parkway.
- Large-footprint buildings should be broken into visually smaller masses similar to the forms of historic gold mining stamp mills.
- "Two Part Commercial Blocks" and "Enframed Window Walls" can be used for the building compositions. Refer to Part 1.11 (Historic Building Forms) for details.
- Parking should be made available on surface lots on the sides or back of the buildings. These lots should be appropriately landscaped with trees and shrubs. Pedestrian paths leading to the buildings can be defined with alternate paving material.
- See the Special Provisions section below for additional guidelines for this area.


Mining building - Camp Glisson

Old brick industrial building


Mining building


Consolidated Gold Mine

Brick industrial warehouse

## Buildings along East Main Street

(between the intersection with Memorial Drive and Morrison Moore Parkway)

- Buildings should be a maximum of four stories tall, oriented towards East Main Street, and should include ground-floor space for retail or other commercial or service uses, particularly near the Stephen Street intersection.
- Buildings should utilize the topography to incorporate common parking areas to the rear of the buildings, concealed from view of any major public street.
- Buildings should align with the back edge of the sidewalk along East Main Street.
- Architecturally-prominent details or other building enhancements should be used to accentuate the Stephen Street intersection.
- Buildings should incorporate characteristics and details exhibited by the "Folk Victorian Hotel" as well as the "Two-Part Commercial Block" described in Part 1.11 (Historic Building Forms).
- See the Special Provisions section below for additional guidelines for this area.

## Buildings along Enota Street

- Preservation of existing historic buildings, the Olde Cannery Arts Center and the Old Lumpkin County Jail, is required.
- A new building that caters to an expansion for the arts center should not exceed two and one-half stories in height. This should be a masonry building and can follow the proportion and details exhibited by the "Victorian Commercial Block" and the "Simple Commercial Block" detailed in Part 1.11 (Historic Building Forms).
- Parking should be provided along the rear of the buildings and in the existing county complex.
- Traditional brick, painted close-grained textured concrete masonry units or rubble stone walls are allowed.

Balcony detail

Masonry hotel with continuous balcony

Wood hotel as a model for multifamily

Old Lumpkin County Jail

Olde Cannery Arts Center

Building with architectural significant corner

Possible streetscape

Sidewalk with planting and outdoor dining

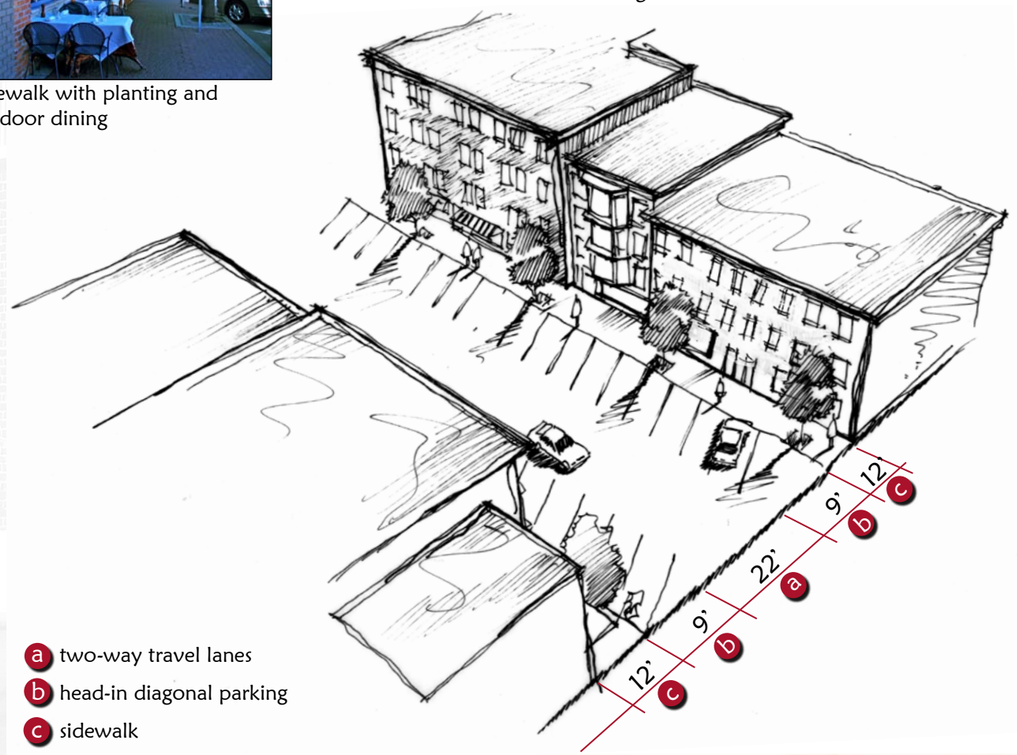
## 2.3.2 Street Characteristics

- The guidelines listed below should be used in addition to those listed in Part 1.1 (Streets and Streetscapes) and supersede them when in conflict.
- A furniture/planting zone, minimum 5' wide should be placed adjacent to the street (excepting Enota Street). This should include landscape elements, trees, and benches, light poles, trash receptacles, bicycle racks, etc.

### Memorial Drive

- Two-way travel lanes, each +/- 11'-0" wide should be continued from the intersection with East Main Street to Morrison Moore Parkway.
- Head-in diagonal parking should be provided on either side of the street.
- Decorative street lighting should be provided on both sides of the street at a distance of 60' on-center.
- The sidewalk should be 12' wide and includes area for outdoor dining. It should be paved with exposed aggregate or sandblasted concrete.

*Figure 2.9: Potential Memorial Drive Section*




a two-way travel lanes
b head-in diagonal parking
c sidewalk

## East Main Street

(between the intersection with Memorial Drive and Morrison Moore Parkway)

- Two-way travel lanes, each +/- 11'-0" wide should be continued from the square to Morrison Moore Parkway.
- 8' wide parallel parking should be provided on either side of the street. Special permission may be required from GDOT.
- Decorative street lighting should be provided on both sides of the street at a distance of 60' on-center.
- The sidewalk should be 6' wide and should be paved with exposed aggregate or sandblasted concrete.
- An additional 10' supplemental zone should be provided for the use by ground floor retailers like outdoor dining facilities.

Porch covering the sidewalk

Sidewalk with street furniture

Parallel parking along retail groundfloor

*Figure 2.10: Potential East Main Street Section*


a two-way travel lanes
b parallel parking
c sidewalk & supplemental zone

## Enota Street

- The existing street should be closed to traffic and made into a pedestrian path while providing additional access to Johnson Street. This should be carried out in phases. The first phase to close the length between Courthouse Hill and Johnson Street. When the Cannery expands into a new structure built adjacent to its current location, the rest of Enota Street should be made pedestrian.
- The existing width of the street should be decreased by half, the balance of the area used towards the expansion of the triangular green, open space.
- The path should be paved with bricks with granite curbing to define the path as well as panels to divide the path into sections.
- The northern side of the street should be lined with trees placed at a regular distance of 40 feet on-center.
- Decorative street lighting should be placed along the north side at regular intervals of 30'-40' on-center.
- The triangular green space separating Enota Street and East Main Street should be landscaped and could serve as a platform to exhibit sculptural art, or for festivals or outdoor events.

## New Streets

- All developments should be interconnected by a street network. These should be provided by the developer as part of the design.
- The streets should ideally be pedestrian friendly, with a 5' sidewalk provided on at least on side of the street. These sidewalks could be made of concrete and defined by a granite or concrete curb, minimum 4" above the street surface.
- The streets should be lined with trees and street lights where possible.

## 2.3.3 Special Provisions

- A semi circular pocket park should be created on axis with East Main Street at the intersection of Memorial Drive with East Main. This park should be divided across Memorial Street. It should feature a fountain, landscaping and seating along the southern portion with connections to the Mechanicsville neighborhood. The northern portion should be a passive park.

- Refer to Part 1.10 (Public Buildings) for details about the new library and a new building for the extension of the art center along Enota Street.

- Buildings along Memorial Drive should reflect the following provisions:
  - Masonry, preferable red brick as described in Part 1.7 (Materials), should be used as the dominant façade material with cut stone, cast stone, or decorative brick applied to architectural details such as corbels, quoins, window heads, string courses etc.
  - Building rooflines can be varied by introducing turrets, towers, extended parapets, and other features to the exposed facades.

- Buildings along West Morrison Moore should reflect the following provisions:
  - The principal façade material can be masonry or wood, with detailing reflective of historic industrial or mining architecture such as wide vertical batten siding or utility brick with corbelled parapets.
  - Long facades should feature regularly-spaced storefront windows resembling historic industrial sash or loading dock openings, and protected by continuous shed canopies as needed. Narrow-frame metal windows such as rolled steel, or multiple-light wooden sash is preferred. Storefront windows should be a minimum of 7'-0" above the sidewalk and should represent no less than 60% of the building façade.
  - Seamed metal is preferred for all visible roof construction.
  - Skylights or dormers should be in proportion and scale to the overall design.
  - The use of shutters is discouraged in favor of rolling wooden doors similar to those found in historic mill architecture.
  - Entrances should be designed with side and top lights such that the entire composition is similar in proportion to an adjacent window bay.


Masonry buildings


Industrial building used for retail


Whole Foods - New Orleans


Modern buildings influenced by mining and industrial architecture


Hotel with porches


Facade with balconies


Wood building with continuous porch


Flat roofed building with prominent entrance

Long building with pattern created by dormers

- Buildings along East Main should reflect the following provisions:
  - Architectural style and massing, especially on larger buildings, should evoke traditional resort hotels such as those built in the vicinity around 1900.
  - Style, materials and details should be used to differentiate the ground floor from those above to reflect different internal uses. In a similar manner, the top floor should be differentiated or include a cornice to suggest a three-part façade composition. Structural bays should be vertically emphasized by proportion and details like pilasters and columns.
  - Building rooflines can be varied by introducing turrets, towers, extended parapets, and other features to the exposed facades.
  - Brick masonry or wood siding is encouraged as the principal façade material, with simple continuous wooden porches, galleries or balconies articulating all facades visible from East Main.
  - Windows along each upper floor should be sized proportionately large and placed in alignment to form a well-composed façade. See Part 1.8 (Details) for ground-floor storefront provisions. Recessed entries for retail spaces are allowed along East Main as dictated by the architectural style.
  - Simulated shutters are discouraged district-wide. Operable shutters are acceptable.
  - Ornamental details can be achieved through brick corbelling, carved or inlaid stone, or decorative panels of metal, terracotta or tile.

# 2.4 Highlands

This district is located northwest of the historic square. It is characterized by rolling topography and a magnificent view of the mountains. The district includes a few noteworthy historic properties that should be included in the overall design and development of the area. The most dominating element within the built environment should be the link to the mountains.

*Figure 2.11: HIghlands District*


## 2.4.1 Building Typologies / Locations

- Preservation of existing historic buildings is required for those 50 years and older.
- No new building can exceed two and one-half stories in height unless it is set back from the street a minimum of 200' north of North Grove, or by special permission south of North Grove.
- Parking structures are excluded from the provisions below, but are subject to the guidelines in Part 1.4 (Parking).
- Any building not covered in the building typologies should follow the proportions and details exhibited by the rustic stone and wood architecture discussed in the Special Provisions section below.

### Buildings north of North Grove Street

- The different building types should follow the proportions and details exhibited by the corresponding building typologies described in Part 1.11 (Historic Building Forms).
  - Freestanding wooden buildings under two stories should follow the Gable-End Craftsman or Bungalow.
  - Freestanding masonry buildings under two stories should follow the One-Part Commercial or Gable-End Tudor.
  - Freestanding wooden buildings between two and two-and-one-half stories should follow the Pyramidal or Queen Anne Victorian.

### Buildings south of North Grove

- The different building types should follow the proportions and details exhibited by the corresponding building typologies described in Part 2.11 (Historic Building Forms).
  - Freestanding wooden buildings under two stories should follow the Hall-and-Parlor, Massed-Plan, Gable-Ell, Pyramidal or Bungalow.
  - Freestanding wooden buildings between two and two-and-one-half stories should follow the I-House, Massed-Plan, Gable-Ell or Pyramidal.


Craftsman House


Craftsman style house


Queen Anne Victorian


Tudor House


The Hillcrest Building

Masonry house with dormers

## 2.4.2 Street Characteristics

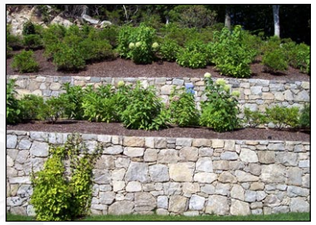
### North Grove Street

- North Grove is the signature street of the district and should be given special design attention.
- Physical improvements to North Grove should focus on the pedestrian environment and would include:
  - Face of curb +/- 12'-0 from street centerline both sides.
  - A minimum 10' wide landscape zone which includes regularly-spaced trees with special connection to the Appalachian highlands such as American Beech, or depending on ongoing breeding results, blight-resistant Chestnut. The landscape zone should also have mountain groundcover such as Appalachian Sedge or other suitable plant material.
  - Minimum 6' wide sidewalks both sides.
  - Pedestrian street lighting should be regularly spaced at a minimum of 30'-40' on-center.
- Sidewalks can include decorative cast metal interpretive / way-finding medallions based on design elements of the first coin minted in the city.
- Crosswalks at intersections should continue the sidewalk material across the street paving.
- Consult the Dahlonega Corridor Design Guidelines for additional information.


a two-way travel lanes
b landscape zone
c sidewalk

Textured sidewalk

*Figure 2.12: Potential North Grove Street Section*



Stone retaining wall

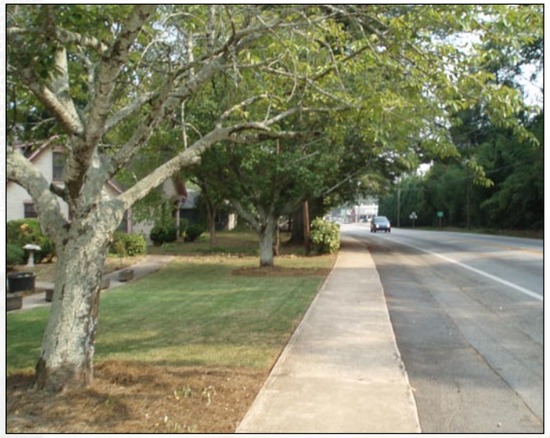
Rustic fence

Road type within district

### Other district streets

- Should preserve the rural residential character of the district by including design elements such as:
  - Two-way travel lanes.
  - On-street parallel parking on one side, unless precluded by right-of-way constraints.
  - Sidewalks adjacent to the curb, 5' minimum width, on at least one side.
  - Stone retaining walls.
  - Rustic fencing.
  - Wimpy Mill Road is unique in the district in its role as a rural connector, and should maintain its existing section and character with the exception of the proposed greenway along its eastern edge.

Rural streetscape



Road with sidewalk on one side

## 2.4.3 Special Provisions

- One of the defining characteristics of the district is the presence of rough stone architecture adorning the Community House and several residential structures along North Grove Street. Because of the thematic connection to the nearby forests and mountains, the district should feature new construction that builds on these precedents by following the proportions and details associated with the rustic architecture of the National Park Service or the Civilian Conservation Corps. Excellent examples of this style can be found in the New Deal buildings of Georgia state parks like Vogel, F. D. Roosevelt, or Indian Springs. Primary features of these structures include:
  - Simple vernacular building forms assembled to make larger compositions.
  - Random-coursed rustic stone foundations, base floors, and building elements such as piers and chimneys.
  - Rough-cut lap siding or log construction for upper floors.
  - Stain or paint finishes in natural colors.
  - Expressive roof details such as wood shake or textured asphalt shingles, copper flashing, dormers incorporated into the roof surface, and exposed rafter tails.
  - Heavy handmade wrought-iron furnishings like door and window hardware, lighting, handrails, and fireplace fittings.
  - Additional information can be found in Harvey Kaiser's National Park Architecture Sourcebook or O'Leary and Wellman's Rustic Revisited.
- The site of the old Mustering Ground is important for its historic role in the Civil War as well as the Mexican-American War and the Trail of Tears. Future redevelopment of the Mustering Ground site should seek to commemorate this past physically by incorporating a public gathering or museum space either at grade or on an elevated floor or roof. The design of any future structure should reflect the recommendations for public buildings contained in Part 1.10.

Masonry and wood building

Wood building

Roof compositions


Mustering Ground marker

Stone building at Roosevelt StatePark

Stone and wood building

## 2.5 University Heights

This area covers land west of the public square. It has the most potential for new development though careful consideration should be given to the existing topography and dense tree cover. New development should be sensitive to the physical environment and should lead the way in environmentally sensitive approach to design and construction.

*Figure 2.13: University Heights District*

## 2.5.1 Building Typologies / Locations

- Residential buildings in the district should be a combination of single family homes, townhouses and multi family buildings.
- Building design and architectural detailing should be dictated and directed by the existing contours and topography.
- Residential buildings should follow the characteristics and details exhibited by any one or a combination of the residential building typologies described in Part 1.11 (Historic Building Forms).
- Mixed use buildings along West Morrison Moore Parkway should contain details and features of any one or a combination of the commercial building typologies described in Part 1.11 (Historic Building Forms).
- If a building design deviates from the recommended typologies, the new design should first be approved by the commission or development authority that oversees the development within this area.
- This neighborhood is envisioned to be highly energy efficient where healthy and comfortable homes are provided through minimal impact to the environment.
- All units should conform to and meet the standards set by Leadership in Energy and Environmental Design (LEED) and/or the Earthcraft Housing Program. Further information, guidelines and requirements can be found at:
  - http://www.usgbc.org/Default.aspx for LEED.
  - http://www.earthcrafthouse.com/index.html for Earthcraft Housing Program.

House made of wood

Following traditional house types

House built on stilts

House with features to protect from the elements

Pyramidal house

Residential buildings

Mixed use building for the village center

- Each unit should address the following concerns so as to make a structure that performs better and is more economical to the owner:
  - Site Planning: This deals with methods to control site erosion, sediment control, and topsoil protection, managing cleared trees, incorporating trees into the design and tree preservation, and percentage of open space requirements. It also addresses issues that arise during the construction process through the use of vehicles and machinery, management of materials and the impact on land and water.
  - Energy Efficient Building Envelope and Systems: This section includes air sealing measures through all the various building elements and systems, insulation, special attention to window design with respect to the sun path and heating and cooling systems. It also encourages the use of energy efficient appliances and lighting.
  - Resource Efficient Design: This discusses the amount of building material that should be used for specific square footages of the unit.
  - Resource Efficient Building Materials: This advocates the use of durable, low maintenance, recyclable and rapidly renewable materials that in turn help in the conservation of natural resources and hence protect the ecosystem diversity.
  - Waste Management: This addresses the management of all waste during the construction process.
  - Indoor Air Quality: This is controlled through garage design, furnace design, moisture control, ventilation techniques and material used.
  - Water Conservation: Indoor water conservation is managed through the quality and control of water fixtures whereas outdoor water conservation is managed through soil types, plants, irrigation systems, rain water harvesting and the use of permeable pavement materials.

Wood townhomes

Masonry townhomes

## 2.5.2 Street Characteristics

- Existing streets that border the district should be enhanced through streetscape improvements.
- North Chestatee Street, Vickery Drive, Church Street, Hawkins Street and Happy Hollow Road should have sidewalks on both sides of the street. These should be paved with concrete, exposed aggregate or sand blasted concrete. They should have a planting strip where possible. Trees and street lights should be placed at regular intervals.
- West Main Street should follow the same guidelines described in the Public Square / South Chestatee District.
- Majority of the connectivity network within this district are new streets. This street network should be laid to follow contour lines. They should also extend across the area such that they connect the neighborhood to all the surrounding development, thereby increasing pedestrian connectivity within the study area.
- All new streets should follow basic streetscape standards with sidewalks, granite curbs, planting zones and pedestrian lights.
- A single "Signature Street" should be created that runs through the various development types within the area, travels close to the linear park and connects into another part of the city.
- This signature street should have additional street furniture like benches, trash receptacles and bike racks along its length. It could also be glorified by the placement of banners that distinguish this sustainable neighborhood. This street should also be defined by a series of pocket parks that are strategically located along its length, through the neighborhood.


Streetscape within the village center


Landscaping


Sidewalk with parallel parking

Residential street

Signature street with banners

## 2.5.3 Special Provisions

### General Site

- The University neighborhoods area is forested land, rich in trees and unique in nature because of its rolling topography and existing perennial stream. The preservation of this topography and the tree coverage is required wherever possible.
- Development on the site should be sensitive to the slopes and the lots should be laid out with the least disturbance to the natural environment.
- The site should be well connected internally as well as to all the surrounding areas, namely, the NGCSU campus and the historic downtown.


Linear park

### Open Space

- A linear park should be created along the length of the perennial stream and smaller pocket parks should be located strategically throughout the neighborhood.
- The park should have a community amenities center that offers facilities for tennis and swimming.
- A trail should be provided within the park and it should connect to the larger trail system of the city.


Trails


Pocket park

### Amphitheatre

- The amphitheatre located along Hawkins Street should be built using a combination of stone for seating and manicured grass for the steps.
- The area should be surrounded by trees to buffer it from the surrounding developments.
- Parking should be shared with the Dahlonega Baptist Church.

Site planning respecting topography and trees

Amphitheatre