DAHLONEGA DESIGN GUIDELINES

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

AUGUST, 2008

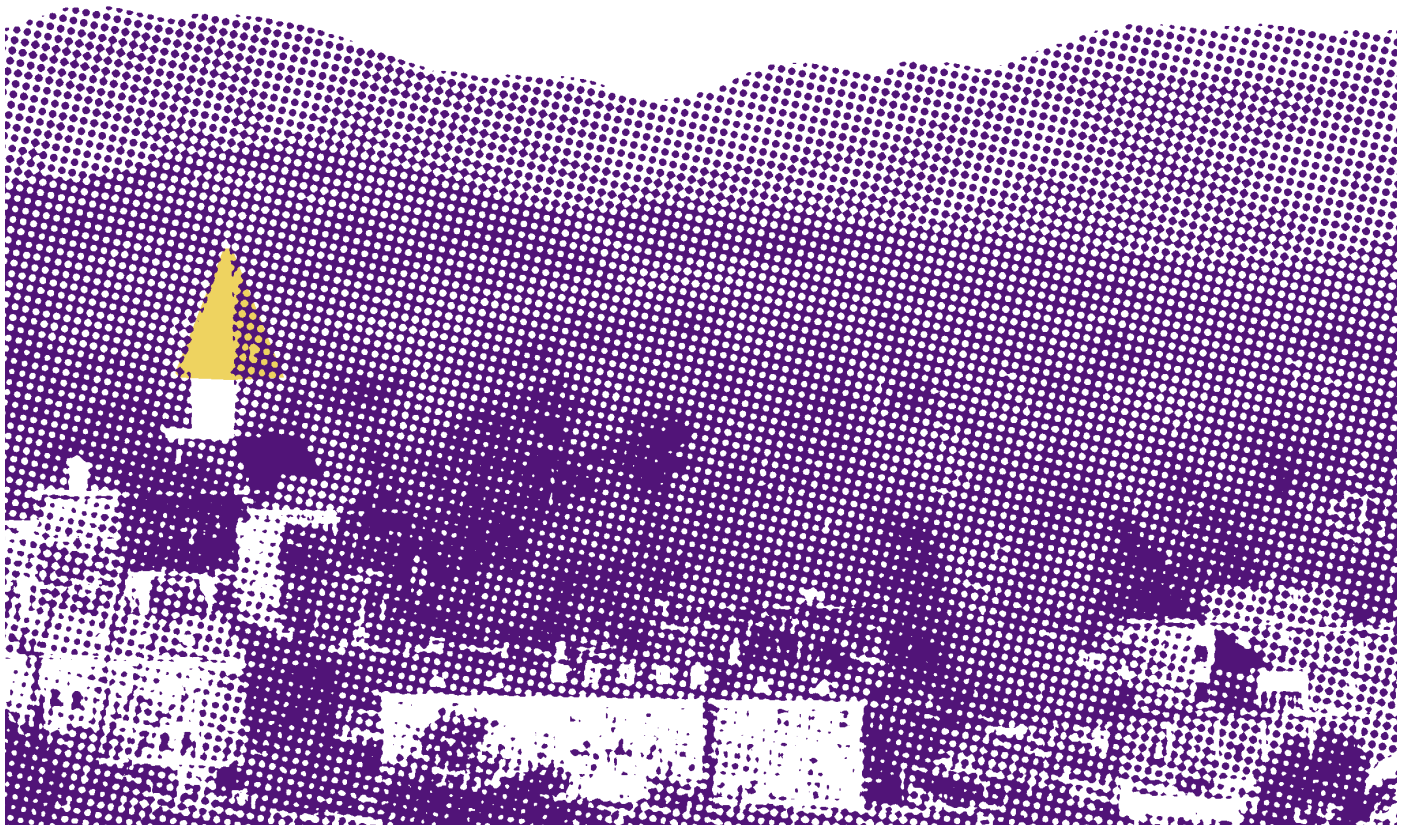


TABLE OF CONTENTS

Introduction and Overview 02

Background and Intent 02
Regulatory Context / Complementary Guidelines 02
Districts Framework 03

1.0 General Design Principles 04

1.1 Streets and Streetscapes 05
1.2 Site Layout 06
1.3 Building Mass and Orientation 07
1.4 Parking 08
1.5 Open Spaces and Trails 10
1.6 Stormwater Management 11
1.7 Materials 12
1.8 Details 13
1.9 Signage 16
1.10 Public Buildings 18
1.11 Historic Building Forms 20
1.11.1 Commercial Building Typology 21
1.11.2 Residential Building Typology 24

2.0 District Provisions 28

2.1 Public Square / South Chestatee Gateway 29
2.1.1 Building Typologies / Locations 30
2.1.2 Street Characteristics 32
2.1.3 Special Provisions 36
2.2 Historic Neighborhoods 37
2.2.1 Building Typologies / Locations 30
2.2.2 Street Characteristics 32
2.2.3 Special Provisions 36
2.3 East End 41
2.3.1 Building Typologies / Locations 42
2.3.2 Street Characteristics 45
2.3.3 Special Provisions 48
2.4 Highlands 50
2.4.1 Building Typologies / Locations 51
2.4.2 Street Characteristics 52
2.4.3 Special Provisions 54
2.5 University Heights 55
2.5.1 Building Typologies / Locations 56
2.5.2 Street Characteristics 58
2.5.3 Special Provisions 59

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

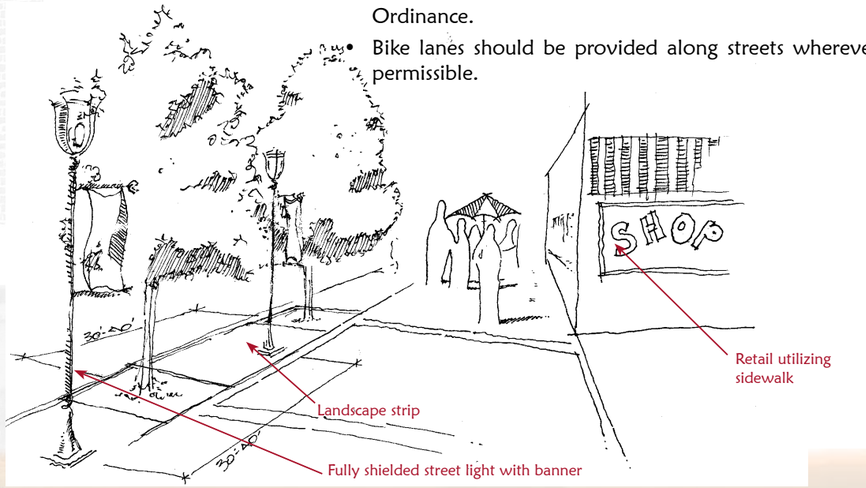
The overall intent of the street design is to maintain the charm of the area. The street network aims to improve the pedestrian environment by enhancing essential connections from the different districts to the historic core.

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

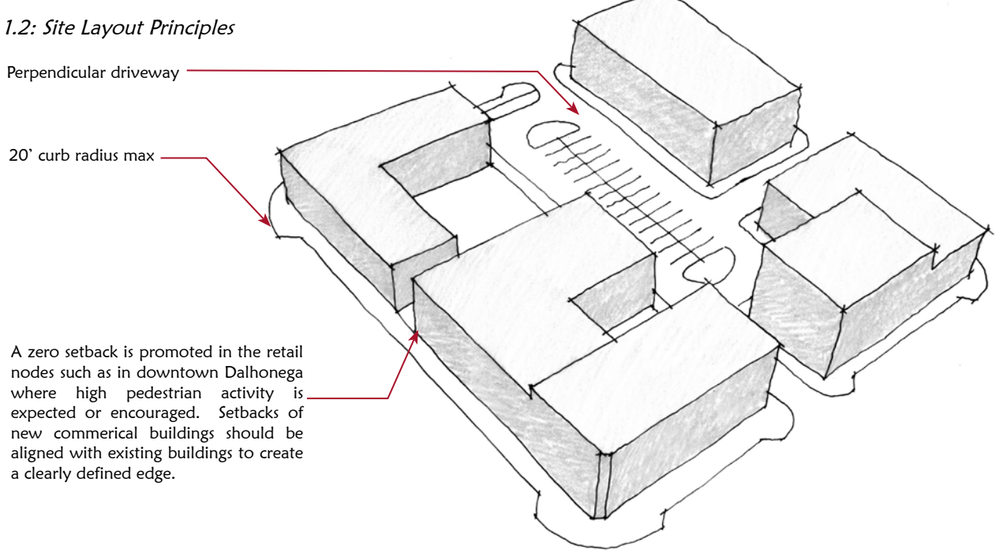
Site layout determines the lot coverage, location and orientation of the building on its site. It specifies building setbacks, location of entrances and service areas and addresses existing site features.

- 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.

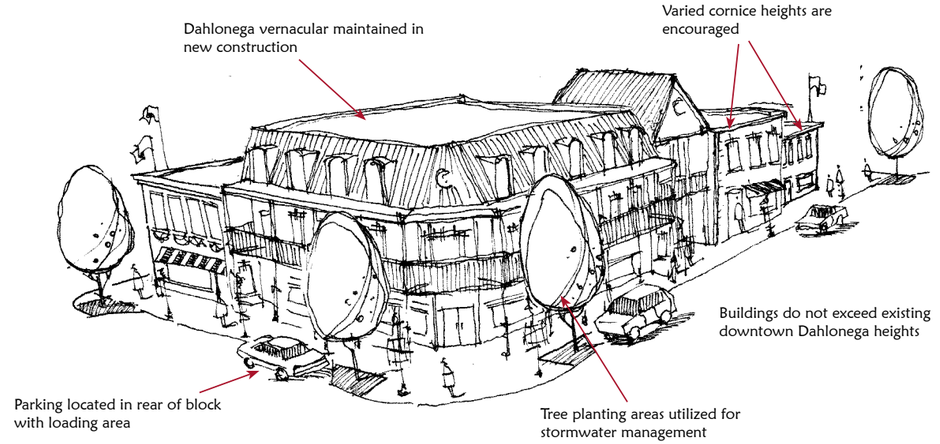
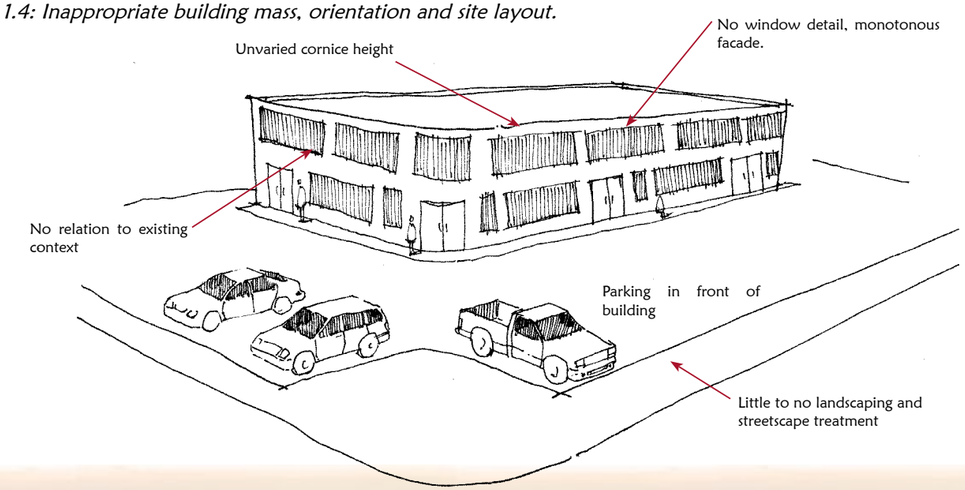


Figure 1.4: Inappropriate building mass, orientation and site layout.



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

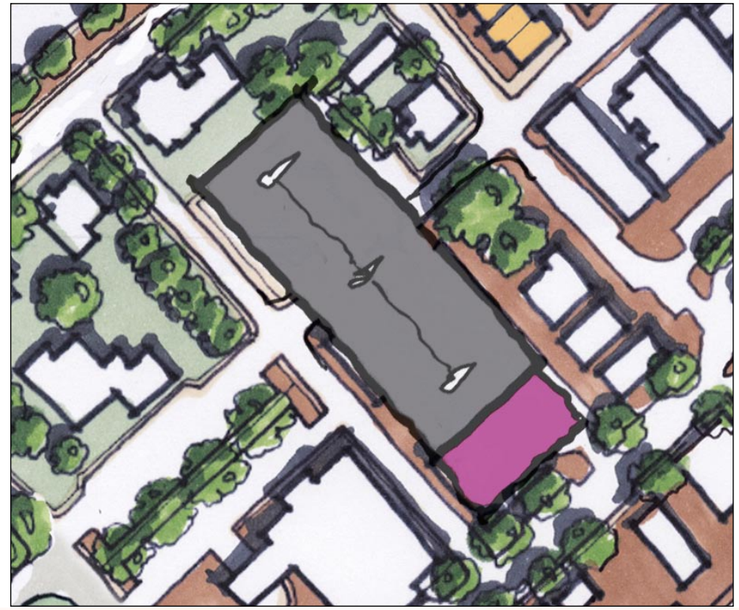
Parking deck as multiple facades

- 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



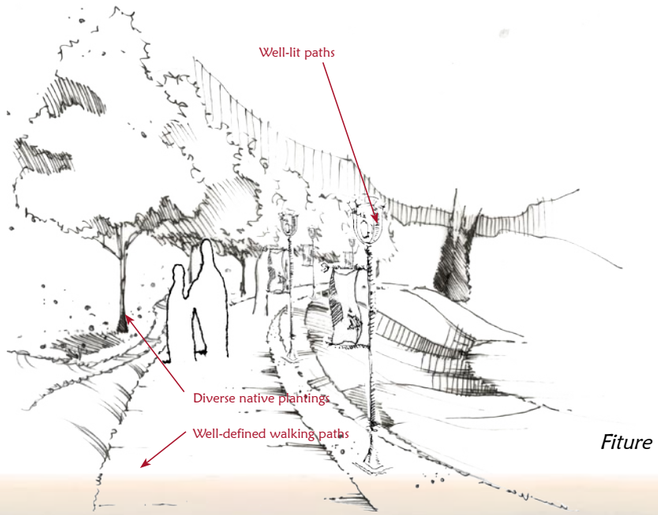
1.5 Open Spaces and Trails

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

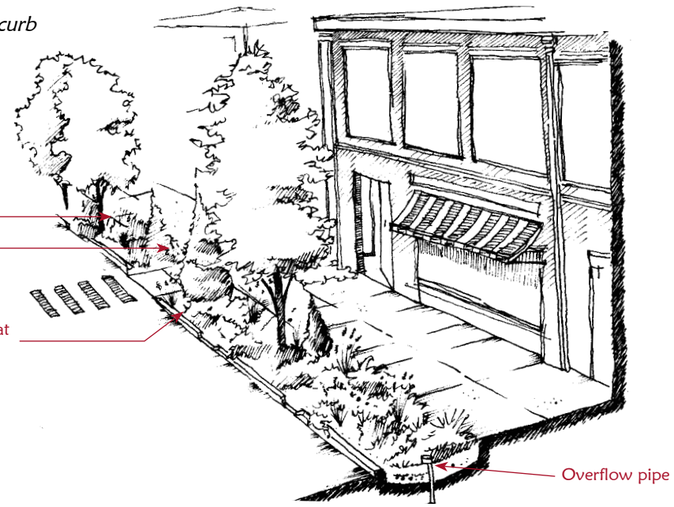
Typical stormwater control practice channels water on impervious surfaces to a sewer system, where it picks up pollutants and containments along the way and washes them into our waterways. Conversely, sustainable stormwater management practice uses techniques that minimize runoff with pervious pavement, 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



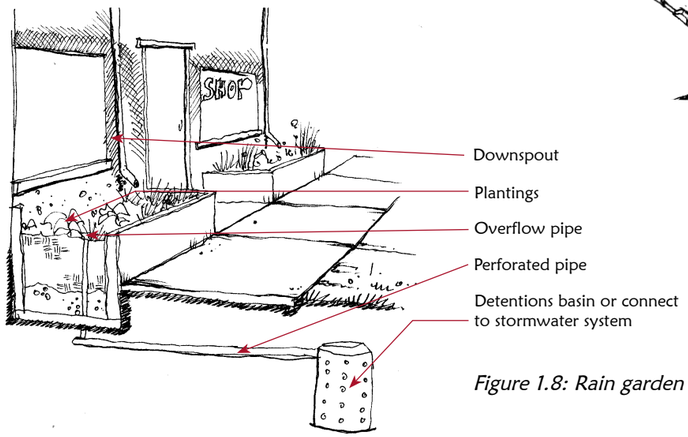


Figure 1.8: Rain garden detail at building

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

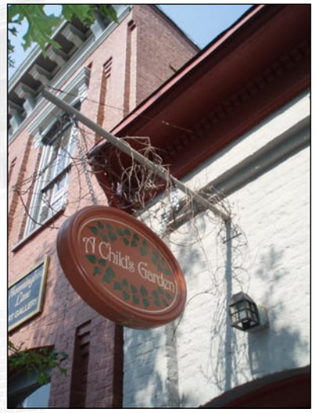
Compatible sign material

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

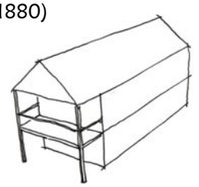
The vast majority of buildings in Dahlonega can be classified into a series of vernacular commercial and residential typologies that avoid architectural style in favor of form, orientation and level of detail. Some of these typologies are very specific to the city and give it the unique character that 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

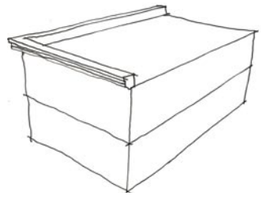
One-Part Commercial Block - Jone's Corner Drugs, 1909

One-Part Commercial Block (1910-1960)

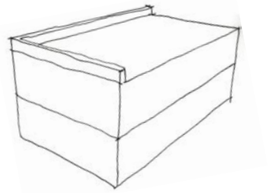
- Distinguishing features: one-story simple box with one or more regularly-spaced bays or large storefront window modules across the principal façade, sometimes appearing as the lower portion of a Two-Part Commercial Block; Dahlonega precedents feature running-bond or English-bond brick or 4" lap siding 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

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

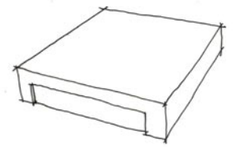
Simple Two-Part Commercial Block (1910-1950)

- 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

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

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.

Arcaded Block

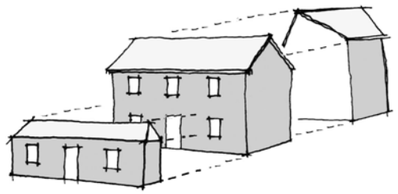
- Proposed, not currently present.
- Distinguishing features: Two to three stories with tall, repetitive arched openings across the principal façade(s) with no separate bracketing elements at the ends.

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

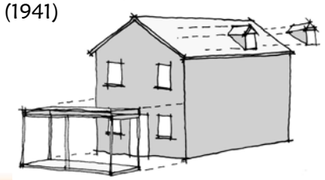
Hall-and Parlor (1850-1900)

- 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)

Hall-and Parlor - Baker Law Office, 1880

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)

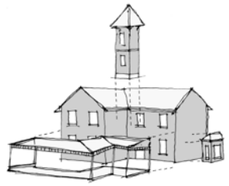
Pyramidal (1870-1920)

- 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)

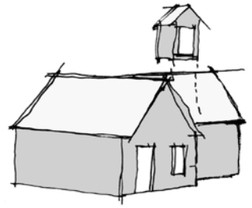
Gable-End Craftsman (1920 -1940)

- 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.