



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, Georgia 30534
 Phone: (706)265-3256
www.dawsonville-ga.gov

**Application for
 Certificate of Appropriateness**

Under the City of Dawsonville Historic Preservation Ordinance

All items must be completed. Mark "NA" if "Not Applicable". If additional space is needed, attach more pages.

DESIGNATED PROPERTY

Parcel #: _____ Zoning: _____ Acreage: _____

Address: _____ City: _____ Zip: _____

OWNER

Name: _____ Phone # _____

Mailing Address: _____ City: _____ Zip: _____

PERSON FILING APPLICATION, IF OTHER THAN OWNER

Name: _____ Phone # _____

Mailing Address: _____ City: _____ Zip: _____

BUILDING DATA

Original Date Built/Constructed or Era: _____

ORIGINAL USE

- _____ Single-Family Residential
- _____ Multi-Family Residential
- _____ Office
- _____ Commercial/Retail
- _____ Industrial
- _____ Institutional

CURRENT USE

- _____ Single-Family Residential
- _____ Multi-Family Residential
- _____ Office
- _____ Commercial/Retail
- _____ Industrial
- _____ Institutional
- _____ Vacant

TYPE OF WORK

- _____ Exterior Alteration2
- _____ Demolition
- _____ New Construction
- _____ Relocation
- _____ Other: _____

SUBMISSION OF PLANS:

- _____ Drawings
- _____ Pictures/Photos
- _____ Proposed Plans/Documentation

Proposed Starting Date: _____ **Date of Completion:** _____

(A Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the issuance date.)

Include: Detailed Letter of Intent

Signature: _____ **Date:** _____

Office Use: _____ Project # _____ Certificate # _____

Application Received: _____ Advertised: _____

Planning Commission Date: _____ Approved: **YES NO OTHER:** _____

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

<http://www.cr.nps.gov/hps/tps/tax/rehabstandards.htm>