



CITY OF DAHLONEGA

Historic Preservation Commission Work Session Agenda

June 12, 2024, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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

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

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

CALL TO ORDER

MINUTES FOR APPROVAL

OLD BUSINESS

1. COA - CASES FOR APPROPRIATENESS

NEW BUSINESS

1. COA - CASES FOR APPROPRIATENESS
2. DESIGN AND REVIEW OF PROJECTS
3. COA-24-2 - MBVMGO, LLC DBA UNDERGROUND
Zachary Lloyd, CPL
Strategic Priority - Communication
4. Dahlonega Sunrise Rotary Clock Donation
Allison Martin, City Manager
Strategic Priority - Communication
5. Carriage House Conceptual Plan and Grant Opportunity
Allison Martin and Property Owner
Strategic Priority - Communication

ADJOURNMENT

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



City Council Agenda Memo

DATE: 6/11/2024
TITLE: COA-24-2 - MBVMGO, LLC DBA UNDERGROUND
PRESENTED BY: Zachary Lloyd, CPL
PRIORITY: Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

COA-24-2 for the Underground at 16 Public Square. The applicant is proposing the addition of a patio cover/roof and exterior architectural modifications to the existing building (parcel D11 097).

HISTORY/PAST ACTION

FINANCIAL IMPACT

RECOMMENDATION

SUGGESTED MOTIONS

ATTACHMENTS





Application for a Certificate of Appropriateness (COA)

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

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

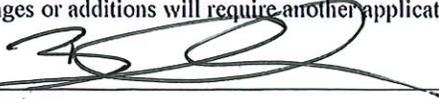
Application Deadline:
 Application and support material must be submitted to the Community Development Dept. 30 days prior to the regular HPC meeting which is held the fourth Mon. of the month at 6:00pm

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

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

Additional Information
 Only fill out the second Page if applicable

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

CONTACT	Applicant*: <u>Brett Melanson (Underground)</u> Phone #: <u>706 973 7818</u> Mailing Address: <u>95 Comfort Lane</u> <u>Dahlonega GA 30533</u>
PROPERTY AND PROJECT	Property Address: <u>116 public Square STE E</u> <u>Dahlonega Ga 30533</u> Zoning: <u>B3</u> Tax Parcel: <u>D11-097</u> Type of project (check all that apply): New construction <input type="checkbox"/> new building <input checked="" type="checkbox"/> addition <input checked="" type="checkbox"/> alteration <input type="checkbox"/> deck <input type="checkbox"/> outbuilding Site changes <input checked="" type="checkbox"/> fence <input type="checkbox"/> wall <input type="checkbox"/> driveway <input type="checkbox"/> walkway <input type="checkbox"/> parking <input type="checkbox"/> demolition <input type="checkbox"/> relocation <input type="checkbox"/> other Proposed starting date: <u>ASAP -</u>
AUTHORIZATION	<p>In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to herby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and/ or liability arising from or related to this application or any issuance of a permit. Any and all exterior alterations, improvements, additions, repairs or other changes to any structure or site in the Historical District must be approved by the Historic Commission for compliance with the Historical Commission guidelines. Furthermore, none of the above activities may commence without on site review by the City's building inspector. The owner/ contractor understand and agree to the above and is responsible for compliance with these requirements. The undersigned has read and understands the requirements and agrees that the above constitutes the construction or alteration to be undertaken at the time and that any changes or additions will require another application.</p> <p style="text-align: center;">  Signature _____ Date <u>5/22/24</u> </p>



Owner Permission Letter for Alterations to Building

Date: 5-23-2024

Regarding: The Underground, 16 Public Square South, Suite E
Name and property address of business

I, Lisa Pizzolato, hereby grant permission to Brett Melanson
Owners name Name of renter

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

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

Name of property owner: Lisa Pizzolato

Mailing address: 2870 Dartmouth Place
Cumming, GA 30041

E mail address: sunshine.rentals@yahoo.com

Phone number: 678-333-5533

Lisa Pizzolato
Signature of property owner



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

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

We want to install a (Warder patio Cover to our outdoor space. We are attaching drawings of current and proposed work for your viewing. We also want to install Glass Panel Garage Doors to Replace current Fixed glass windows. See attached.



APPLICATION CHECKLIST

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

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

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

Architectural plans/building design including:

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

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

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

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

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

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

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

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

CHOICE
S. CH...

Roll up
doors

16x7

8x7

Opening Summer 2024
UNDERGROUND
The Local Spot

RIGHT
TURN
ONLY
ONE
WAY

Description of design and materials for all new exterior features

Roofing: Standing Seam Metal, 1" Seams

Doors: Store Front, Extruded Alum

Windows: Existing

Pickets: 2x2 Pressure Treated Wood

Handrails: Pressure Treated Wood, 2" Pipe Rail where required

Ramps: Concrete Ramps per ADA, 2" Pipe Rail where required



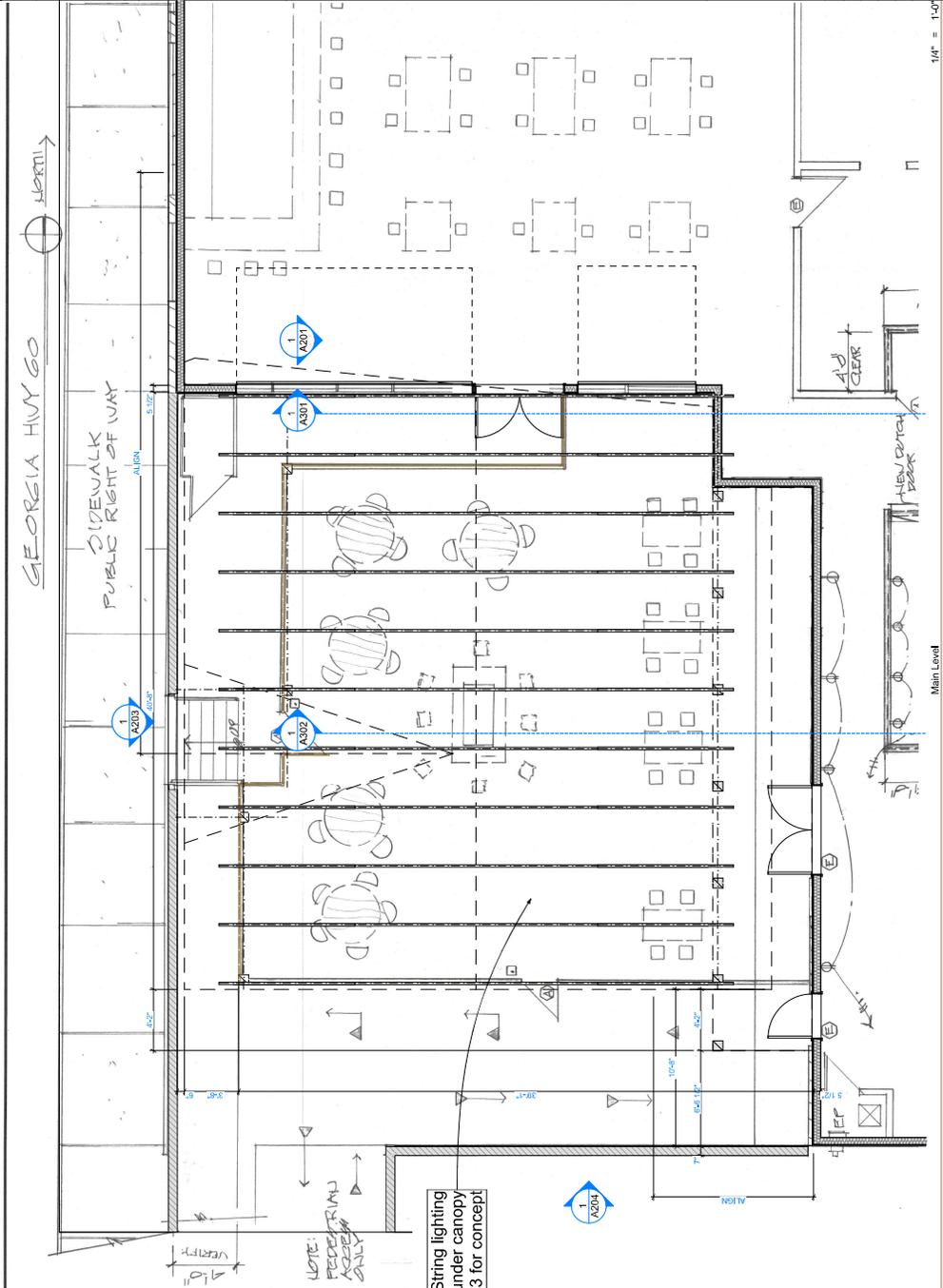
The Underground | Renovation
16 Public Square E
Duluth, GA 30533
Project Number: 24-672

Drawings and Specifications as instruments of service are to be used to govern the proper execution of the project, or other project, appropriate compensation to the architect.
The General Contractor is responsible for the construction of the project. The architect is not responsible for the construction of the project or for the materials, methods, techniques, or equipment used in the construction of the project. The architect's programs in connection with the project.
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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
ISSUED:
XXXXX2023 - Issue Description

Sheet	Issue Description

PBR
SK02
Sheet 1 of 2



Random String lighting
All under canopy
See SK03 for concept

SK02



STUDIO 3V

The Underground | Renovation
16 Public Square E
Dahlonega, GA 30533

Project Number: 24-472

Drawings and Specifications as instruments of service are not to be construed as a warranty, representation of the project, or other project, appropriate compensation to the architect.

The General Contractor is responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

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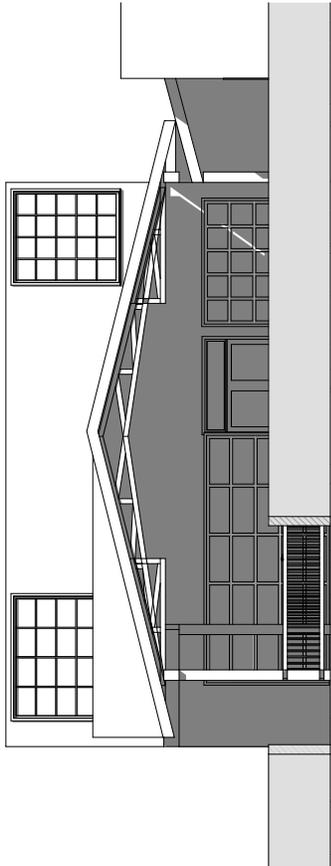
ISSUED

XXXXX2023 - Issue Description

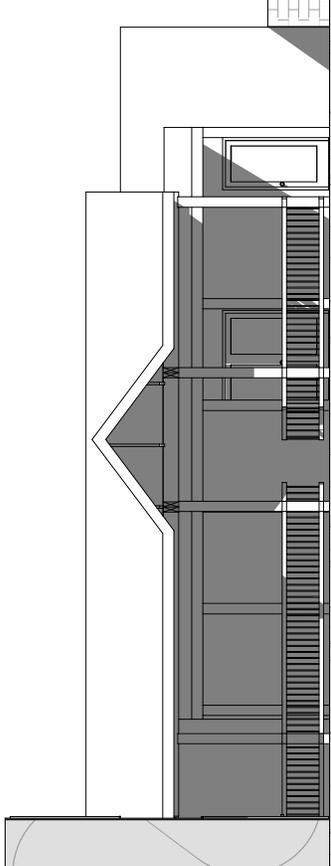
Perspective

SK03

Sheet 4 of 10



West Elevation
1/4" = 1'-0"



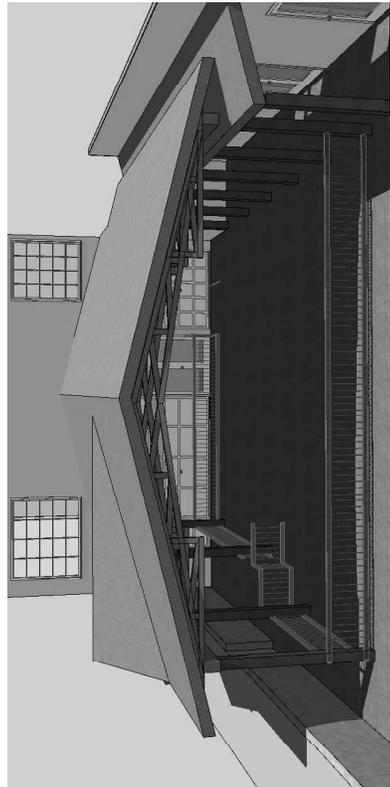
South Elevation
1/4" = 1'-0"



Proposed Lighting Concept with low powered incandescents.



Existing Massing
1:223,10



Proposed Perspective
1:132,91



Proposed Perspective
1:164,84



Historic Preservation Commission Agenda Memo

DATE: 6/5/2024
TITLE: Dahlonega Sunrise Rotary Clock Donation
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Dahlonega Sunrise Rotary Clock Donation

HISTORY/PAST ACTION

The Dahlonega Sunrise Rotary Club recently voted to purchase a four-sided clock and donate it to the City of Dahlonega for placement in the downtown area. The clock's approximate value is \$27,000. The clock would have the town name, contain Rotary name/emblem, and the year of incorporation. The proposed location requested by the club is noted on the attached file. The Dahlonega City Council accepted the donation as the club was under a time constraint to get the clock ordered for delivery and installation in July. City staff were tasked with bringing this item to the HPC work session for informational purposes.

FINANCIAL IMPACT

n/a

RECOMMENDATION

n/a

SUGGESTED MOTIONS

n/a

ATTACHMENTS

Proposed location and clock sample



This is a sample for disucssion purposes only.





Historic Preservation Commission Agenda Memo

DATE: 6/5/2024
TITLE: Carriage House Conceptual Plan and Grant Opportunity
PRESENTED BY: Allison Martin and Property Owner
PRIORITY: Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Carriage House Conceptual Plan and Grant Opportunity

HISTORY/PAST ACTION

The facility known as the Carriage House recently sold to a new owner. The owner of the property would like to seek grant funding before they finalize their plan and come forward for a formal Certificate of Appropriateness. They would like to receive feedback on the proposed project based on their conceptual drawing. The grant also requires a letter of support from the Mayor so we would appreciate your thoughts on this project as she considers signing a letter of support.

FINANCIAL IMPACT

n/a

RECOMMENDATION

n/a

SUGGESTED MOTIONS

n/a

ATTACHMENTS

n/a (owner to bring to meeting)
