



**CITY OF DAHLONEGA
HISTORIC PRESERVATION COMMITTEE -
UPDATED MINUTES
MONDAY, SEPTEMBER 27, 2021 AT 6:00 PM
CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER**

In compliance with the Americans with Disabilities Act, those requiring accommodation for the Historic Preservation Commission meetings please contact Jameson Kinley at the Community Development Department.

Call to Order

Chairman Goeliner called the meeting to order on September 27, 2021, at 6:01 pm.

PRESENT

Vice-Chair Doby McCluskey
Commission Member Sharon Thomason
Commission Member Ivana Pelnar-Zaiko
Chairman Karl Goeliner
Commission Member Ellen Mirakovits

ABSENT

Commission Member Joe Henderson
Commission Member Mary Owens

Minutes for Approval:

1. HPC Work Session Minutes - September 15, 2021
Jameson Kinley, Planning and Zoning Administrator

Motion to approve by Commission Member Mirakovits, seconded by Commission Member Thomason.

Voting Yea: Commission Member Ellen Mirakovits, Commission Member Sharon Thomason, and Vice-Chairman Doby McCluskey.

Motion Passed

NEW BUSINESS

COA Cases for Appropriateness:

2. COA-21-1 74 Grove Street North

Johnny Ariemma is requesting to add an attached five car garage with additional living space to the already existing structure.

Jameson Kinley, Planning and Zoning Administrator

Administrator Kinley mentions COA 21-1 location, which is 74 Grove Street, also known as the 1888 House. Chapter 109 of Historic Preservation Ordinance. They laid out three different things we should take a look at as the commission:

1. Architectural style and structure
2. General design
3. The relationship of the property to the exterior style and how it will affect the other properties in that area.

Administrator Kinley gives a presentation on the application.

Mr. Ariemma presents the history of owning the 1888 House and his intentions with the application.

Vice-Chairman McCluskey discusses the scaling of the house: height, depth, and things included within the pictures of the PowerPoint.

Chairman Goeliner opened for public comments

Mr. Castro is the owner of 119 Boyd circle Unit C. He is concerned about the lighting on the real part of the structure, pointing towards his apartment.

Mr. Ariemma states that he will not have any exterior lights on the backside of the home

The City Manager asks about the tree in relation to the structure and the effects. Also, he asks if any trees will be removed.

Mr. Ariemma confirmed that the magnolia trees will cover some of the garages. Discusses lowering and moving around the elevation a little bit. The terrain will change due to a slope. The builder shoot transits based on the elevation. The architect looked at the site area carefully.

Commissioner Mirakovits is concerned about the structure and the sizing.

Mr. Ariemma discusses the livable space upstairs. Concern about the suite-style. If it ever became a hotel, he's plumbing the garages so they can have individual suites. It is soundproof. It is a commercial business.

Vice-Chairman McCluskey makes a statement about windows.

Mr. Ariemma mentions that there is a big room in the corner area of the backside of the house and he felt there was no need for windows.

Vice-Chairman McCluskey asked a question concerning the types of shutters he will have

Mr. Ariemma discusses that he won't change the look of the house. He states that there will be wooden shutters. They won't be overwhelming, big shutters, but enough to make a statement.

Vice-Chairman McCluskey mentions vinyl sides. What will they look like?

Mr. Ariemma stated that it will not look noticeable from the street. He does not want to change the look of the current design.

Vice-Chairman McCluskey questions about the second-floor dormers.

Mr. Ariemma talks about how the dormers bring a lot of definition to the house because it looks plain without them. He plans on keeping the history of the house and believes that upgrading the house will look better than tearing it down.

Motion: Commissioner Mirakovits made the motion that the application is in accordance with our ordinance, including the following stipulations:

1. The understanding is that the structure shall be developed in accordance with drawing A0 provided in the application.

2. A landscape plan shall be provided before the issuance of a certificate of occupancy.

3. If the use of this structure ever changes, an additional application to the historical preservation commission shall be required.

OPEN DISCUSSION

Yay: Vice-Chairman McCluskey, Commissioner Thomason, Commissioner Mirakovits and Commissioner Pelnar

Nay:

Motion Passed

Adjournment

Motion to Adjourn: Commissioner Pelnar Adjourned and Commissioner Thomason Seconded it.

Motion Passed

Adjourned at 7:34