



# **CITY OF DAHLONEGA HISTORIC PRESERVATION COMMITTEE AGENDA**

**MONDAY, JULY 25, 2022 AT 6:00 PM**

**CITY HALL - MAYOR MCCULLOUGH COUNCIL  
CHAMBER**

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In compliance with the Americans with Disabilities Act, those requiring accommodation for the Historic Preservation Commission meetings please contact Jameson Kinley at [jkinley@dahlonega.gov](mailto:jkinley@dahlonega.gov) or (706) 701-0736.

Vision - To be an open, honest, and responsive city, balancing preservation, and growth, and delivering quality services fairly and equitably by being good stewards of Dahlonega's resources.

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## **Call to Order**

### **Minutes for Approval:**

1. Historic Preservation Committee Minutes - September 27, 2021

### **OLD BUSINESS**

#### **COA Cases for Appropriateness:**

#### **NEW BUSINESS:**

2. Appointment of Chairman of Historic Preservation Committee  
Jameson Kinley - Planning and Zoning Administrator
3. Appointment of Vice Chairman of Historic Preservation Committee  
Jameson Kinley - Planning and Zoning Administrator

#### **COA Cases for Appropriateness:**

4. COA 22-2 91 West Main Street (Downtown Dahlonega)  
Downtown Dahlonega has applied for a certificate of appropriateness on behalf of Vic Dover in conjunction with a grant application for the repairs and alteration of the property located at 91 West Main Street. Dahlonega, GA 30533 (D11-118). The material alterations will consist of repairs and replacement of the front porch, miscellaneous siding, roofing, and windows.

## **TRAINING AND INFORMATION**

### **Adjournment**

The public is invited to attend.



# **CITY OF DAHLONEGA**

## **HISTORIC PRESERVATION COMMITTEE -**

### **UPDATED MINUTES**

**MONDAY, SEPTEMBER 27, 2021 AT 6:00 PM**  
**CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER**

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

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#### **Call to Order**

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

#### **PRESENT**

Vice-Chair Doby McCluskey  
Commission Member Sharon Thomason  
Commission Member Ivan Pelnar-Zaiko  
Chairman Karl Goellner  
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 how 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



**CITY OF DAHLONEGA**  
465 Riley Road  
Dahlonega, Georgia 30533  
Phone: 706-864-6133

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**STAFF REPORT FOR HISTORIC PRESERVATION COMMISSION**  
**REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

7/22/2022

**Case No:** COA-22-2

**Parcel:** D11-187

**Address:** 91 Main Street West

**Petitioner:** Downtown Dahlonega

**Work Session Date:** 7/6/22

**Voting Session Date:** 7/25/22

**Zoning:** B-3, HISTORICAL BUSINESS DISTRICT

The Historical Business District is intended to protect and promote the educational, cultural, economic, and general welfare of the public through the preservation and protection of the old, historic, architecturally worthy structures in historic areas or neighborhoods which exhibit a distinct aspect of the community, and which serve as visible reminders of the history and cultural heritage of the community, state, or nation. The district is also intended to assure that new structures and uses within such districts will be architecturally in keeping with the character to be preserved or enhanced.

**Zoning History:** None

**Nature of Request:**

Front Porch

- Replace front porch posts with 6x6 treated posts
- Replace railings
  - 2x4 treated show and top rail capped with 2x6 with rounded edged
  - Spindles will be square classic treated 2x2

## Siding and Roofing

- Remove and replace batten strip on gables with treated 1x2
- Remove and replace plywood windows
- Install aluminum trim coil fascia on kitchen porch barge and overhang
- Replace gutter downspouts

## Windows

- Replace windowsills on right side of building using PVC sills

## Findings and Recommendation:

The only source of the original year the structure was built is 1929. Previous surveys conducted by the City of Dahlonga were inconclusive. What we can conclude is that the porch was not built with the original building. This structure has had multiple uses over the year including a dormitory, clothing shops, along with multiple styles of restaurants.

Staff finds the application has two main areas of concern.

## Windows

4.2.12 – If a historic window deteriorates beyond repair, the replacement should match the original in size, scale and proportion, material, and detail.

Analysis: Anytime you are replacing something with a non like material is an area for concern. In this case, the windowsills are currently wood and are being replaced with PVC. Given that the sill is not of architectural significance and the long-term repair and maintenance is significantly less makes this much less of a concern.

## Front Porch

4.4.2 – Porch and entrance way features should be repaired when at all possible. Replacement of these features should be done in a manner compatible with original features and should be considered only after repairs are determined not feasible.

Analysis: Without seeing a picture of the products that are being utilized for replacement it is difficult to determine whether the items will be architecturally similar. But based on the description and the onsite visit Staff has no concerns with the recommendation.

## Recommendation:

Staff recommends approval of COA 22-2.

# Grant Application

## DOCUMENTS REQUIRED WITH YOUR APPLICATION

(attach to this application form):

- N/A Copy of the building permit (if required by city) *repairs, none required*
- ☒ Photograph(s) of existing conditions
- ☒ Breakdown of project costs along with estimates from a licensed contractor
- N/A Certificate of Appropriateness from the Historic Preservation Commission *repairs, none required*  
(if required by the city)
- ☒ Completed Occupational Tax Certificate
- ☒ Completed Private Employer E-Verify Affidavit
- N/A Completed Occupancy License Application *existing business*
- ☒ Completed Public Benefit Affidavit
- N/A Completed Zoning Requirements form

*This grant application form must be completed in full, including the documents listed above, before it can be submitted for consideration.*

### Proposed Project:

Describe clearly and in detail all work to be done. Use additional pages if necessary. Attach a copy of approved construction plans for sprinkler or wiring installations.

Repair exterior deteriorated wood-frame items  
and repaint building using exact same colors as  
currently painted.

I, (applicant name) Vic Dover, on behalf of Lodestone Ventures LLC, agree that the above constitutes the construction proposed at this time and that any changes or additions will require additional information. My signature also certifies that I have read, understand, and agree to all of the grant program guidelines, regulations, and deadlines. I hereby submit the attached estimate for the proposed project and understand that this application is pending review by Dahlonga 2000, Inc. Work will not begin until I have received written grant approval from Dahlonga 2000, Inc. I further understand that the project must be completed within six (6) months and that grant monies will not be paid until the project is complete.

Applicant's Signature: 

Date: 6/1/22

### STAFF USE ONLY

Date received by Dahlonga 2000, Inc.: \_\_\_\_\_

Date reviewed by Dahlonga 2000, Inc.: \_\_\_\_\_

Application: \_\_\_\_\_ Granted: \_\_\_\_\_ Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_



## **Proposal - Misc Repairs & Improvements**

May 13, 2022

Between the Property Manager:

**Dover Realty**  
**Attn: Vic Dover**  
**91 West Main Street**  
**Dahlonega, Georgia 30533**  
**dpullen623@gmail.com**

And the Contractor:

**DockCo, LLC**  
**14 Carriage Court**  
**Dahlonega, Georgia 30533**  
**(706) 864-4853**

For the Project:

**Eljimador Restaurant Miss Repairs & Improvements**



Contractor proposes to furnish all necessary labor, material and equipment to renovate the fireplace wall to the following specifications:

**Item 1: Front Porch Repairs**

**\$2,530.23**

- Remove and replace 6 ea. 8' front porch post with 6x6 treated posts. Posts will be installed with saw cut beveled corners & metal posts bases
- Remove and replace front porch railing. New railing will consist 2 ea. 2x4 treated shoe and top rail. Top rail will be capped with treat 2x6 with rounded edges. The spindles will be square classic treated 2x2 space in accordance with building code.
- Remove and replace Hadry lap siding underpinning
- All construction debris will be removed and properly disposed of off premises
- proposal does not includes caulking or painting

**Item 2: Misc Siding & Roofing**

**\$1,446.64**

- Remove and replace deteriorated batten strips on gables of front porch with treated 1x2
- Remove and replace deteriorated plywood window enclosures on left side of building. Budget includes up to 3 ea. 4x8 sheets of 1/2 plywood.
- Reattached awning on side of build at rear suite
- Install aluminum trim coil fascia on kitchen porch barge and overhang
- Remove and replace crushed gutter downspout on left side of front porch
- All construction debris will be removed and properly disposed of off premises
- proposal does not includes caulking or painting

**Item 3: Repair Windows**

**\$942.50**

- Replace window sills in 4 ea. windows on right side of building using PVC replacement sills.
- All construction debris will be removed and properly disposed of off premises
- proposal does not includes caulking or painting

Note: Add \$2,210.00 to replace the 4 ea. windows sashes and jamb liners

This proposal does not include any caulking or painting.

This proposal does not include any permitting that may be required by the City of Dahlonaga

This proposal is being made in good faith after a site inspection with the Property manager. As with any repair or renovation, additional damage may be revealed that was initially unknown. Should the Contractor discover such damage, he will promptly bring it to the attention of the Property Manager for discussion and determination of any additional cost or repairs necessary

The front porch upgrade will be constructed to the above mentioned specifications for a total sum of **Four Thousand Two Hundred Nine Hundred Dollars and Thirty Seven cents (\$4,919.37)**.

DockCo is a State Licensed and Fully insured Company. License & insurance verification is available upon request.

This proposal shall be valid for **30** days.

Respectfully submitted

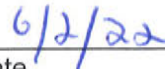
\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

The terms and conditions contained within the proposal are satisfactory and are hereby accepted. You are authorized to do the work described above.

Payment is due in full within 15 days of completion.

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date

**From:** Scott Raftelis

**Sent:** Thursday, March 24, 2022 6:46 PM

**To:** Vic Dover

**Subject:** Exterior painting ( El Jimador)

Good Thursday evening Mr. Dover. Thank you for reaching out and allowing me the opportunity to quote the exterior painting of " El Jimador". Here's the quote I came up with: To pressure wash, prep( caulk, putty & patch where needed) and finish paint the exterior building of " El Jimador"=\$6,700. \*\* This is a labor and materials included quote\*\*. ~I'm still waiting on the wood removal and replacement quote from my carpenter. I wanted to get you an idea as soon as I could.~ Once again thank you and let me know if you have any questions or concerns.

Sent from my iPhone

**From:** Scott Raftelis  
**Sent:** Friday, March 25, 2022 8:07 AM  
**To:** Vic Dover  
**Subject:** El Jimador" front deck painting.

To repaint front deck entrance @ El Jimador =\$550 \* labor & materials included\*\*  
Sent from my iPhone



91 W MAIN ST  
DAHLONEGA, GA 305331000

This certificate is non-transferable and is subject to be revoked if abused. It is the responsibility of the business owner to notify this department of any changes in the status or ownership of this business.

*Miki Muelis*  
License Official

Date Issued: 04/16/2018  
Expiration Date: 12/31/2018

\*\*\*ORIGINAL LICENSE MUST BE POSTED IN PUBLIC VIEW\*\*\*  
**CITY OF DAHLONEGA**  
**2022 OCCUPATIONAL TAX CERTIFICATE**

Account No.:	2900	License #:	22-2473
Name of Business:	EL JIMADOR MEXICAN RESTAURANT		
Physical Address:	91 W MAIN ST		
Type of Business:	RS1 - RESTAURANTS, CAFES, FOOD SERVICES		
	Date Issued:	1/19/2022	12:00:00
	Expiration Date:	12/31/2022	

EL JIMADOR MEXICAN RESTAURANT  
91 W MAIN ST  
DAHLONEGA, GA 305331000



*Miki Muelis*  
License Official

This certificate is non-transferable and is subject to be revoked if abused. It is the responsibility of the business owner to notify this department of any changes in the status or ownership of this business.



**From:** Vic Dover  
**Sent:** Thursday, May 26, 2022 12:48 PM  
**To:** Vic Dover  
**Subject:** E1































Sent from my iPhone

**From:** Vic Dover  
**Sent:** Thursday, May 26, 2022 12:49 PM  
**To:** Vic Dover  
**Subject:** E2















Sent from my iPhone





**CITY OF DAHLONEGA**  
465 Riley Road  
Dahlonega, Georgia 30533  
Phone: 706-482-2706 • Fax: 706-864-4837

## PUBLIC BENEFIT AFFIDAVIT

By executing this affidavit under oath, as an applicant for a City of Dahlonega, Georgia Business License or Occupational Tax Certificate, Alcohol License, or other public benefits as referenced on O.C.G.A. Section 50-36-1, from City of Dahlonega, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

1. ☒ I am a United States Citizen
2. ☐ I am a legal resident of the United States
3. ☐ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

Alien Number \_\_\_\_\_

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. Section 50-36-1 (e)(1), with this affidavit. The secure and verifiable document provided with this affidavit can be classified as:

Birth Certificate  
Name of Verifiable Document

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false fictitious, or fraudulent statement or representation in a affidavit shall be guilty of a violation of O.C.G.A. Section 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in \_\_\_\_\_ on this 31 day of MAY 20 22.

Subscribed and sworn before me on this day of

May 31, 20 22

Notary Public:

Holt Morrison Jr.  
Holt Morrison Jr.

My Commission Expires

4-4-2023

Signature of Applicant:

Jennifer Erdin

Printed Name:

Jennifer Erdin

\*Note: O.C.G.A. 50-36-1 (e) (2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C. as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

Document Number \_\_\_\_\_

**Private Employer Exemption Affidavit Pursuant To O.C.G.A. section 36-60-6(d)**

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. section 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than 10 (10) employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. section 13-10-90.

  
Signature of Exempt Private Employer

Jennifer Erdin  
Printed Name of Exempt Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.


Executed on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in \_\_\_\_\_ (City), \_\_\_\_\_ (State).

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS

31 DAY OF MAY, 2022

  
NOTARY PUBLIC H. HOLT MORRISON JR.

My Commission Expires:

4-4-2023

