



# CITY OF DAHLONEGA HISTORIC PRESERVATION COMMITTEE AGENDA

WEDNESDAY, DECEMBER 14, 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 [kinley@dahlonega.gov](mailto:kinley@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 - October 24, 2022](#)

## NEW BUSINESS

### COA Cases for Appropriateness:

2. COA 22-4 Downtown Dahlonega  
Downtown Dahlonega has applied for a certificate for the painting of the northeastern facing wall at 40 Public Square South Dahlonega, GA 30533 (D11-093).

## TRAINING AND INFORMATION

### Adjournment

The public is invited to attend.



# CITY OF DAHLONEGA HISTORIC PRESERVATION COMMITTEE MINUTES

MONDAY, OCTOBER 24, 2022 AT 6:00 PM

CITY HALL - MAYOR MCCULLOUGH COUNCIL  
CHAMBER

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## Call to Order

Called to Order at 6:15 pm

## PRESENT

Commission Member Sharon Thomason  
Commission Member Janet Barger  
Commission Member Doby McCluskey  
Commission Member Jim Bergen

## ABSENT

Commission Member Ellen Mirakovits  
Commission Member Ivanna Pelnar-Zaiko

## Minutes for Approval:

1. Historic Preservation Committee Minutes - July 25, 2022

Motion made to approve as written by Commission Member Thomason, Seconded by Commission Member Bergen

Voting Yea: Commission Member McCluskey, Commission Member Barger

## OLD BUSINESS

**COA Cases for Appropriateness:**

## NEW BUSINESS

**COA Cases for Appropriateness:**

2. COA 22-3 Tony Owens  
Jameson Kinley, Planning and Zoning Administrator

Tony Owens represented himself and explained his plans for expanding the Corner Kitchen.

Commission Member McCluskey opened it up for public hearing.

No one to speak in favor or opposition.

Commission Member McCluskey closed the public hearing and opened it up to the Commissioners for discussion.

Motion made to approve as written by Commission Member Thomason, Seconded by Commission Member Barger  
Voting Yea: Commission Member McCluskey, Commission Member Bergen

**Design and Review of Projects:**

**TRAINING AND INFORMATION**

**Adjournment**

Motion made to approve as written by Commission Member Thomason, Seconded by Commission Member Barger  
Voting Yea: Commission Member McCluskey, Commission Member Bergen

The public was invited to attend.

# Façade Grant Application

## DOCUMENTS REQUIRED WITH YOUR APPLICATION

(attach to this application form):

- a copy of the building permit (if required by city)
- a photograph of existing conditions
- a breakdown of project costs along with estimates from a licensed contractor
- a Certificate of Appropriateness from the Historic Preservation Commission  
(if required by the city.)
- Occupational Tax Certificate
- Private Employer E-Verify Affidavit
- Occupancy License Application
- Public Benefit Affidavit
- Zoning Requirements

*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.

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I, (applicant name) Margaret Krowicki Montalvo, 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 Dahlonaga Main Street/DDA. Work will not begin until I have received written grant approval from Dahlonaga Main Street/DDA. I further understand that the project must be completed within 6 months and that grant monies will not be paid until the project is complete.

Applicant's Signature: Margaret Krowicki Montalvo

Date: 9/24/22

## STAFF USE ONLY

Date received by Dahlonaga Main Street/DDA.: \_\_\_\_\_  
Date reviewed by Dahlonaga Main Street/DDA: \_\_\_\_\_

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

Comments:

## **Façade Grant Application (cont'd)**

*Proposed Project: 40 Public Square South*

*Describe Clearly and in detail all work to be done.*

The proposed project @ 40 Public Square So is to the side of the building facing South Park St. This exterior surface work includes: a gentle surface cleaning, removal of dead vines, repair cracks, prime and paint. Estimate attached for this initial work.

Public Benefit: The side of the building facing S Park St is currently an eye sore and can easily be seen from the sidewalk on South Park St. This beautification project will enhance the appearance of the approach as one walks along the sidewalk approaching the historic square.

Once the side of the building is cleaned, repaired, painted, we would like to consider having a mural painted. Estimate for mural is not attached. Approval for mural will be submitted at a later time, after this initial work is completed. The idea of the Mural is to be historical and relevant to the history of the square.

# Proposal

**PREPARED FOR**

Kilwins Dahlonega

Dahlonega, GA 30533

**PREPARED DATE**  
16 Sept 2022

ITEM	QTY	PRICE	TOTAL
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**Kilwins Masonry Wall Repair**

Pressure Wash & Remove Vines  
Patch Cracks and Voids  
Prime and Paint  
Plant Shrubs

Total Estimate

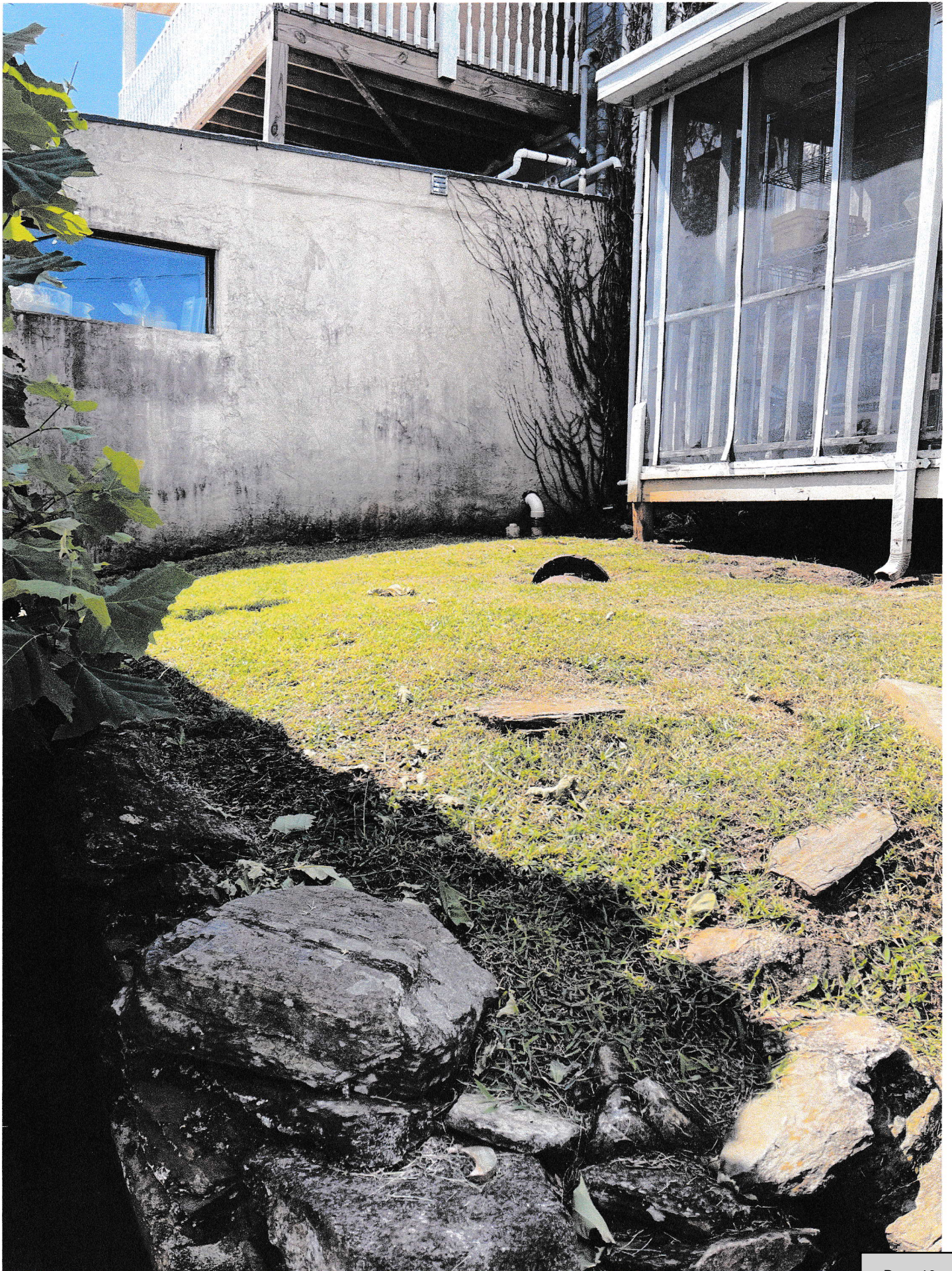
\$2,275.00





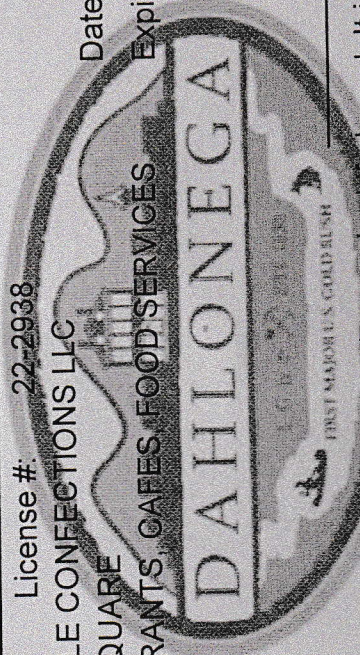






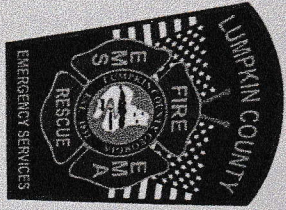
**\*\*\* ORIGINAL LICENSE MUST BE POSTED IN PUBLIC VIEW \*\*\***  
**CITY OF DAHLONEGA**  
**2022 OCCUPATIONAL TAX CERTIFICATE**

Account No.: 11675 License #: 22-2938  
Name of Business: COPPER KETTLE CONNECTIONS LLC Date Issued:  
Physical Address: 40 S PUBLIC SQUARE Expiration Date: 12/31/2022  
Type of Business: RS1 - RESTAURANTS, CAFES, FOOD SERVICES License Official  
*Miki Mullis*



KILWINS  
40 S PUBLIC SQUARE  
DAHLONEGA, GA 30533

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.



LUMPKIN COUNTY EMERGENCY SERVICES  
57 PINETREE WAY, SUITE A  
DAHLONEGA, GEORGIA 30533

## CERTIFICATE OF OCCUPANCY

**BUSINESS NAME:** KILWINS DAHLONEGA  
**STREET ADDRESS:** 40 PUBLIC SQUARE  
**CITY, STATE AND ZIP CODE:** DAHLONEGA, GA 30533

**OCC. CLASS:** BUSINESS  
**OCCUPANT LOAD LIMITATION:** 33

This CERTIFICATE certifies the building listed here on complies with the Minimum Standards required by the Lumpkin County Fire Marshal's Office on the date issued. This CERTIFICATE shall run for the life of the building, provided the internal features of the building are not altered in any way, the type of occupancy remains unchanged, there has been no fire of serious consequence or other hazard discovered. No oversight by the office of the Fire Marshal shall excuse violation of any ordinance of Lumpkin County.

**DATE ISSUED:** 10/12/2020

**CODE CERTIFIED UNDER:** 2018 NFPA 101 LIFE SAFETY CODE W/GA STATE AMENDMENTS  
**ISSUED BY THE LUMPKIN COUNTY FIRE DEPARTMENT:** \_\_\_\_\_

Fire Department Official

\*\*\* MUST BE POSTED IN A PROMINENT LOCATION\*\*\*

## 4.1 Foundations

**INTRODUCTION:** The building foundation grounds the building visually, anchors it structurally, and can contribute to its architectural character. Foundations are generally of masonry, and brick is the most common foundation material in the Historic District. Early pier foundations may have been in-filled later with similar or mismatched materials such as brick or stucco and paint sometimes hides these seams or camouflages varied materials.

### See Also

- 4.7 Brick and Masonry  
National Park Service  
Preservation Briefs:
- No. 1: Cleaning and Water-Repellant Treatments for Masonry Buildings
- No. 2: Repointing Mortar Joints in Historic Masonry Buildings
- No. 38: Removing Graffiti from Historic Masonry

### Maintenance and Repair

To protect and maintain foundations:

- Keep crawl space vents open to allow air to flow freely.
- Clean masonry gently—never sandblast brick or stone.
- Check frequently for mortar failure and erosion in masonry piers and foundation walls to know when repointing is necessary. Refer to Section 4.7 for repointing guidance.
- Mortar joints should be cleared with hand tools. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick or stone.
- Remove any vegetation that may cause structural damage at the foundation.

Various types of infill may be used between brick piers as shown below. In-fill should be set 2 to 3 inches behind the front edge of the brick pier. Materials shown include: stucco, brick and lattice.

