



CITY OF DAHLONEGA

Special Called Historic Preservation Commission Agenda

August 14, 2024, 6:00 PM

City Hall - Mayor McCullough Council Chamber

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

1. Election of Officers
Allison Martin, City Manager

MINUTES FOR APPROVAL

OLD BUSINESS

1. COA CASES FOR APPROPRIATENESS
2. COA-24-2 - MBVMGO, LLC DBA UNDERGROUND

(COA-24-2) Brett Melanson, on behalf of Lisa Pizzolato, has applied for a certificate of appropriateness for the structural addition of a covered patio and exterior architectural modifications at 16 Public Square South, Dahlonega, GA 30533 (D11-097).

The applicant is seeking final approval of their plans pursuant to the decision made by the HPC on June 24, 2024.

NEW BUSINESS

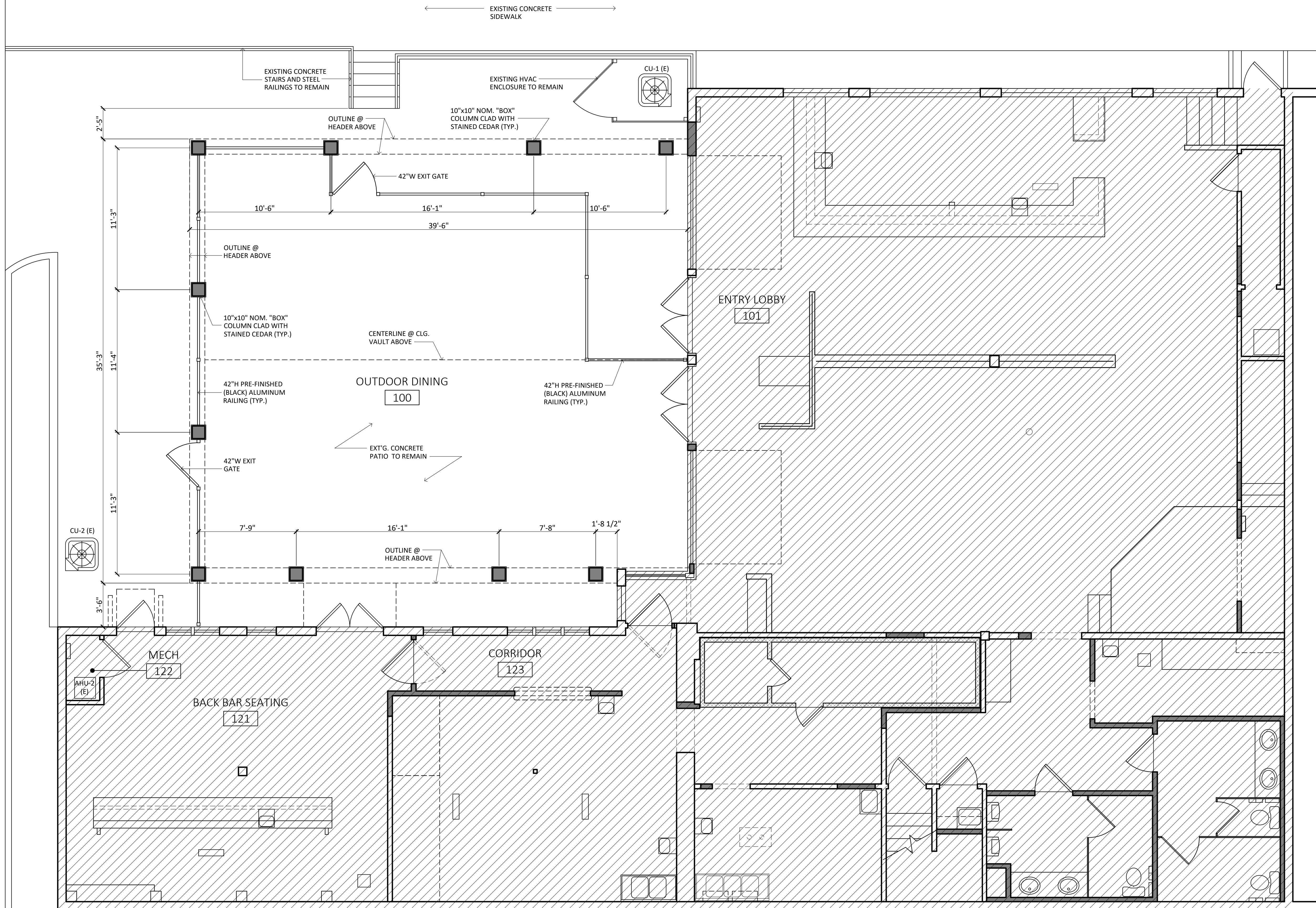
1. COA - CASES FOR APPROPRIATENESS
2. DESIGN AND REVIEW OF PROJECTS

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!

LOT COVERAGE AREA CALCS:

EXISTING LOT SIZE: .167 AC / 43,560 SF/AC = 7,274 SF
 TOTAL AVAILABLE COVERAGE (75% PER ORDINANCE):
 7,274 SF x .75 = 5,456 SF COVERAGE AREA
 EXISTING BUILDING ACTUAL COVERAGE AREA: 4,356 SF
 REMAINING LOT COVERAGE AREA AVAILABLE:
 5,456 - 4,356 = 1,100 SF REMAINING AREA AVAILABLE
 PROPOSED OUTDOOR DINING CANOPY AREA = 1,386 SF
***PROPOSED LOT COVERAGE EXCEEDS ORDINANCE BY 206 SF.**



1 OUTDOOR DINING PLAN (ALT.)
 SCALE: 1/4" = 1'-0"

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BART S. SARGENT, ARCHITECT
 2760 HESTER TOWN ROAD
 MONROE, GEORGIA 30655
 PHONE: 770.639.3583

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT: INTERIOR ALTERATIONS FOR:
UNDERGROUND RESTAURANT
 16 PUBLIC SQUARE SOUTH
 DAHLONEGA, GEORGIA 30533
 DR. B.S.S. OK - DATE: 7/5/24
 SCALE: 1/4" = 1'-0"

OUTDOOR DINING PLAN

A.I.I.A
 10 OF 10 SHEETS

FURNITURE SPECIFICATIONS:

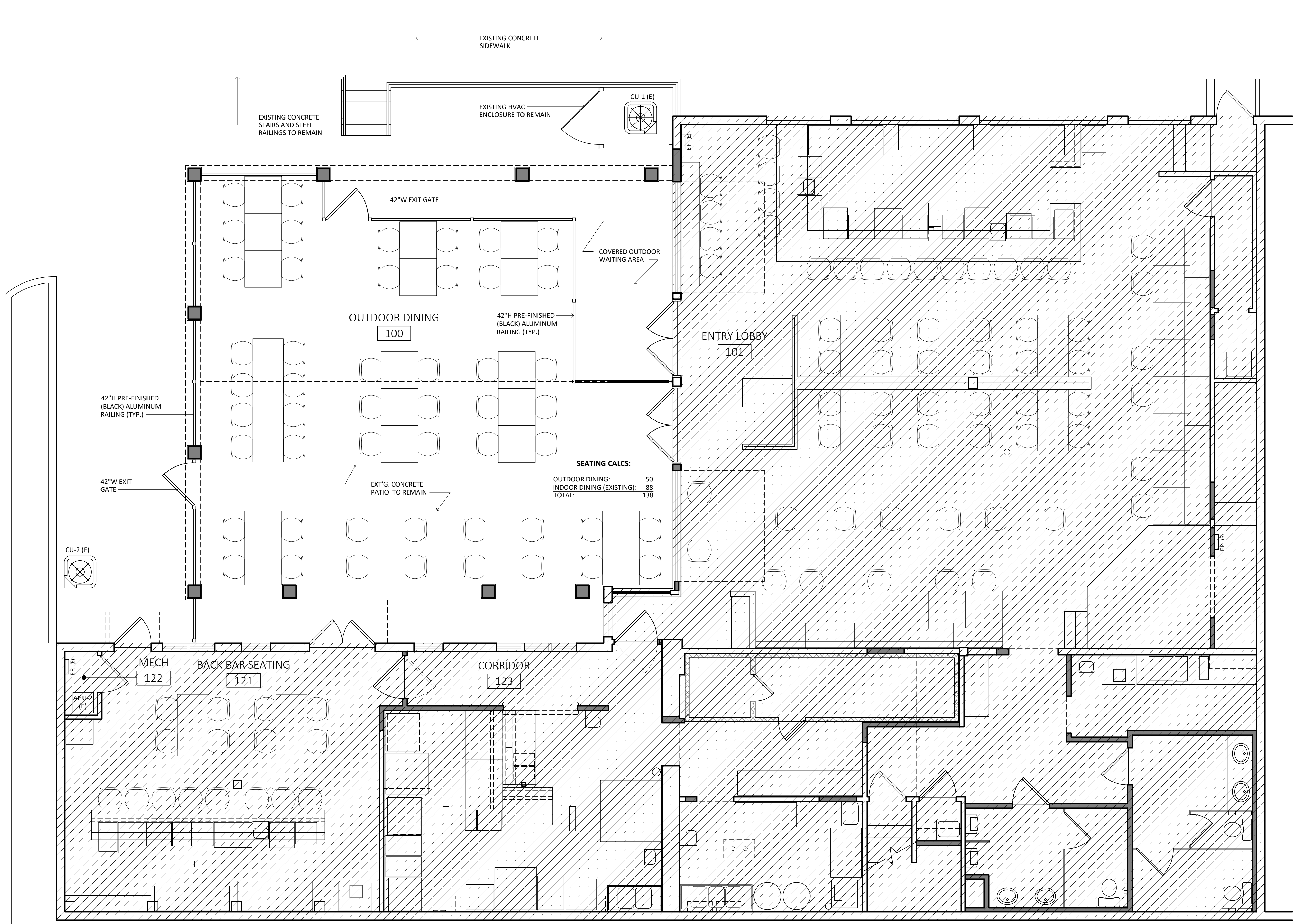
CHAIRS: AS SPECIFIED BY OWNER.
 TABLES: 30"x60" OR 30"x30" AS SPECIFIED BY OWNER.

IMPORTANT NOTE:

THIS SHEET IS FOR REFERENCE ONLY AND IS INTENDED TO DEMONSTRATE THE CLIENT'S DESIRED LOCATIONS FOR FURNITURE AND SOME ELECTRICAL DEVICES, FUNCTION AND CONNECTIVITY. CONTRACTOR SHALL REFERENCE ELECTRICAL DRAWINGS PROVIDED FOR FULL SCOPE AND SPECIFICATIONS.

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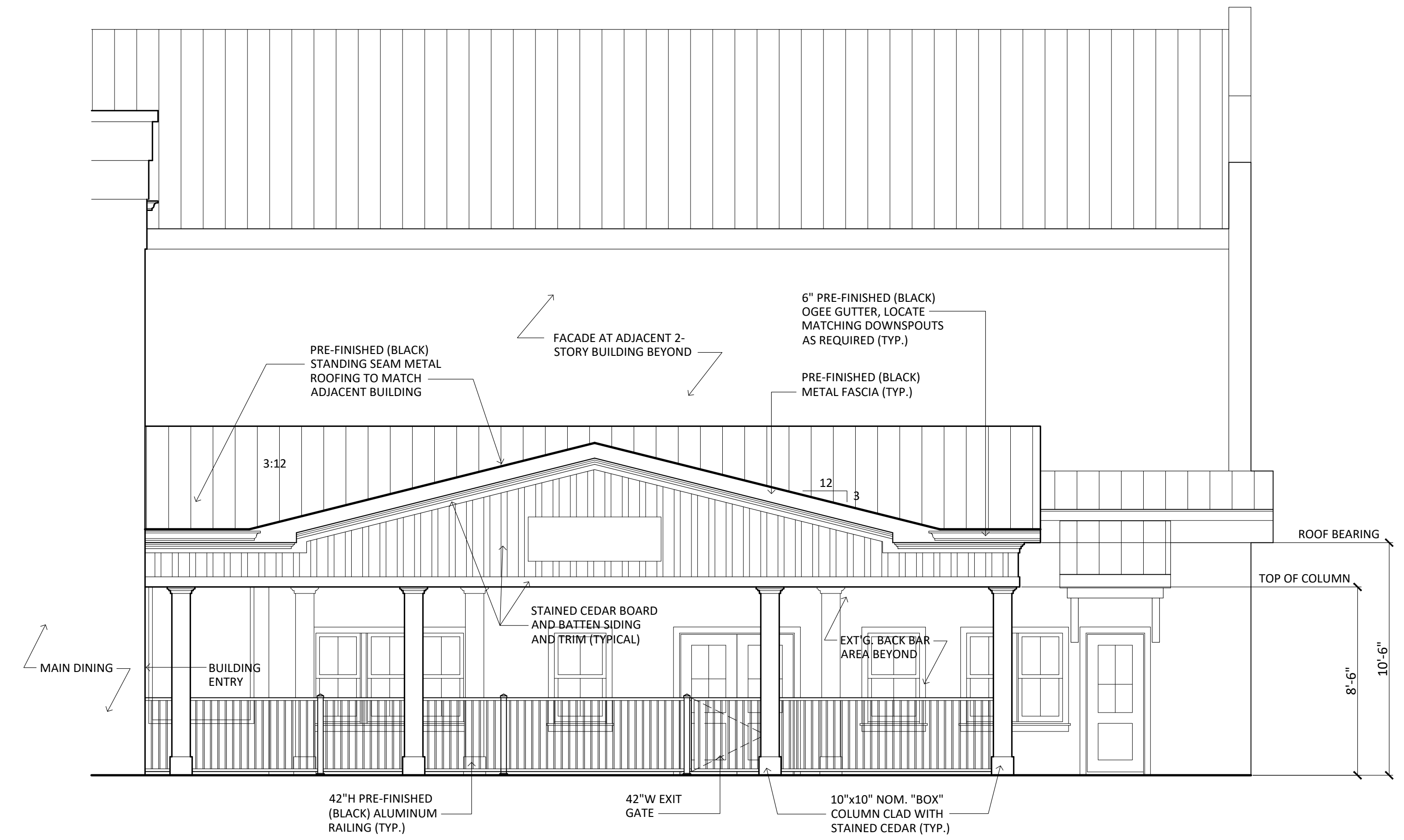


1 OUTDOOR FURNITURE PLAN (ALT.)
 SCALE: 1/4" = 1'-0"

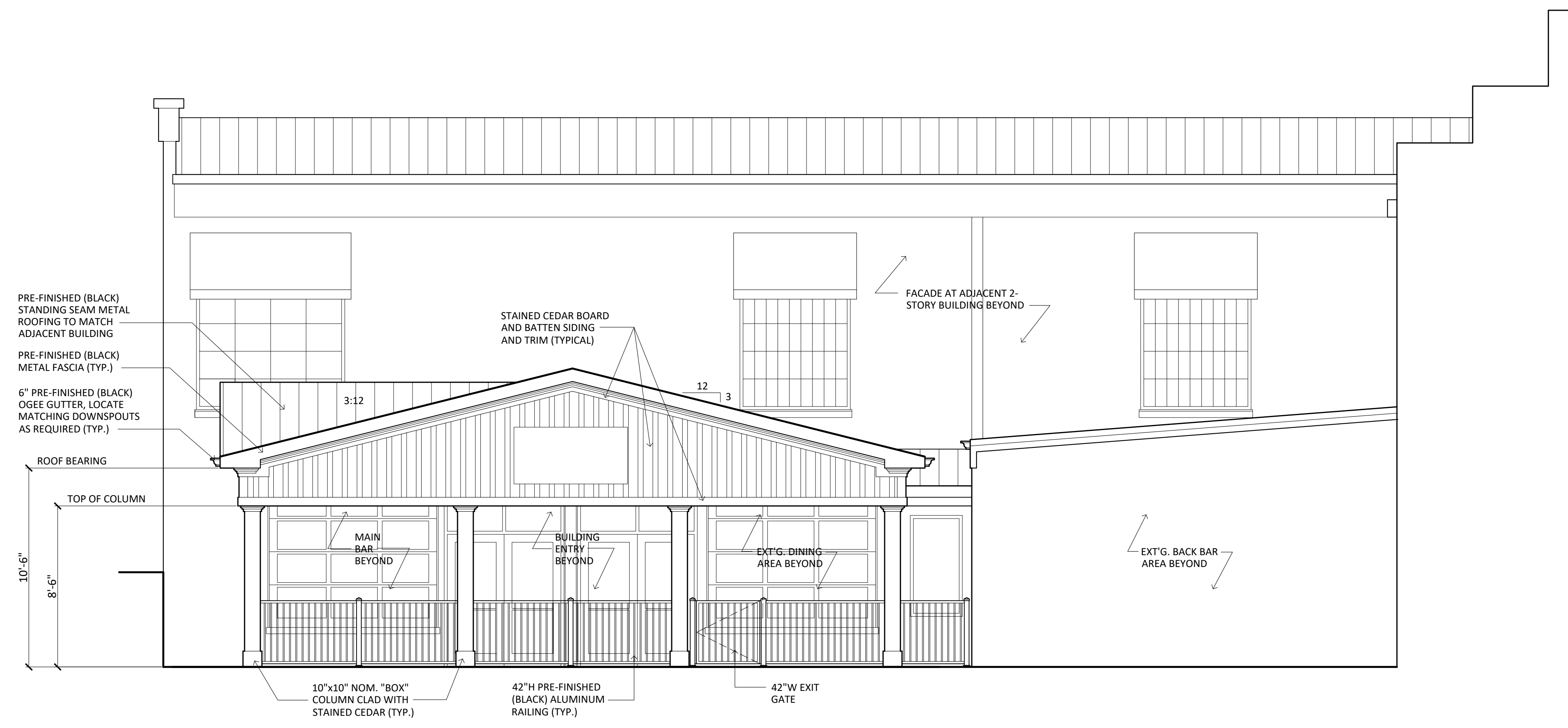
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SCALE: DR. B.S.S. OK - DATE: 7/5/24



2 WEST ELEVATION (ALT.)
SCALE: 1/4" = 1'-0"



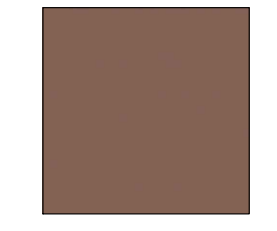
1 SOUTH ELEVATION (ALT.)
SCALE: 1/4" = 1'-0"

PROPOSED FINISHES

ROOFING, FASCIA, GUTTERS:
PAC CLAD, BLACK ALUMINUM



STAINED WOOD COLUMNS,
BOARD/ BATTEN AND TRIM:
SHERWIN WILLIAMS, SW 3062,
CANYON EXTERIOR STAIN



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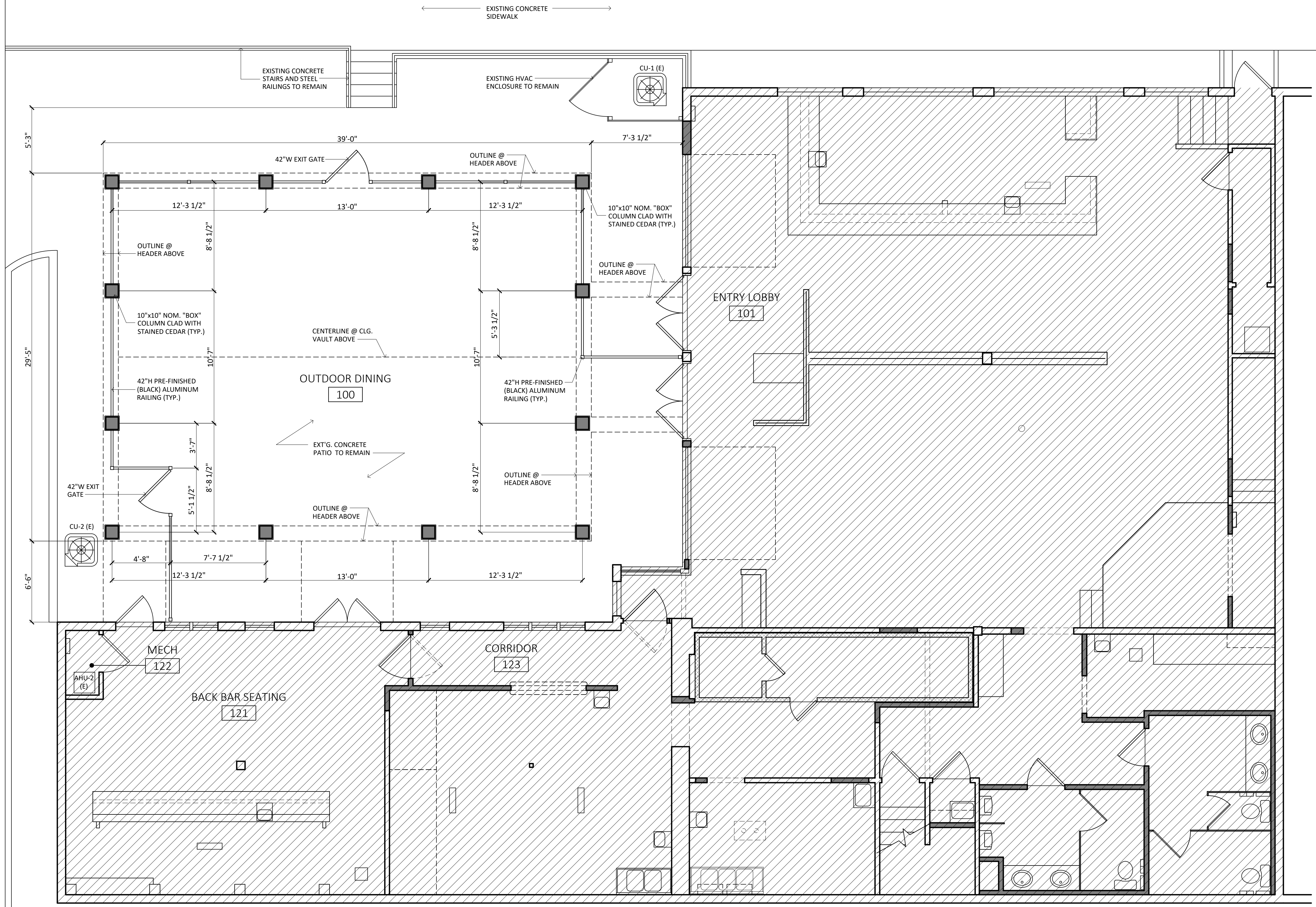
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CANOPY ELEVATIONS
A5.11a
10 OF 18 SHEETS

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 PROPOSED OUTDOOR DINING CANOPY AREA = 1,147 SF
***PROPOSED LOT COVERAGE IS COMPLIANT WITH ORDINANCE**



1 OUTDOOR DINING PLAN
 SCALE: 1/4" = 1'-0"

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OUTDOOR DINING PLAN

FURNITURE SPECIFICATIONS:

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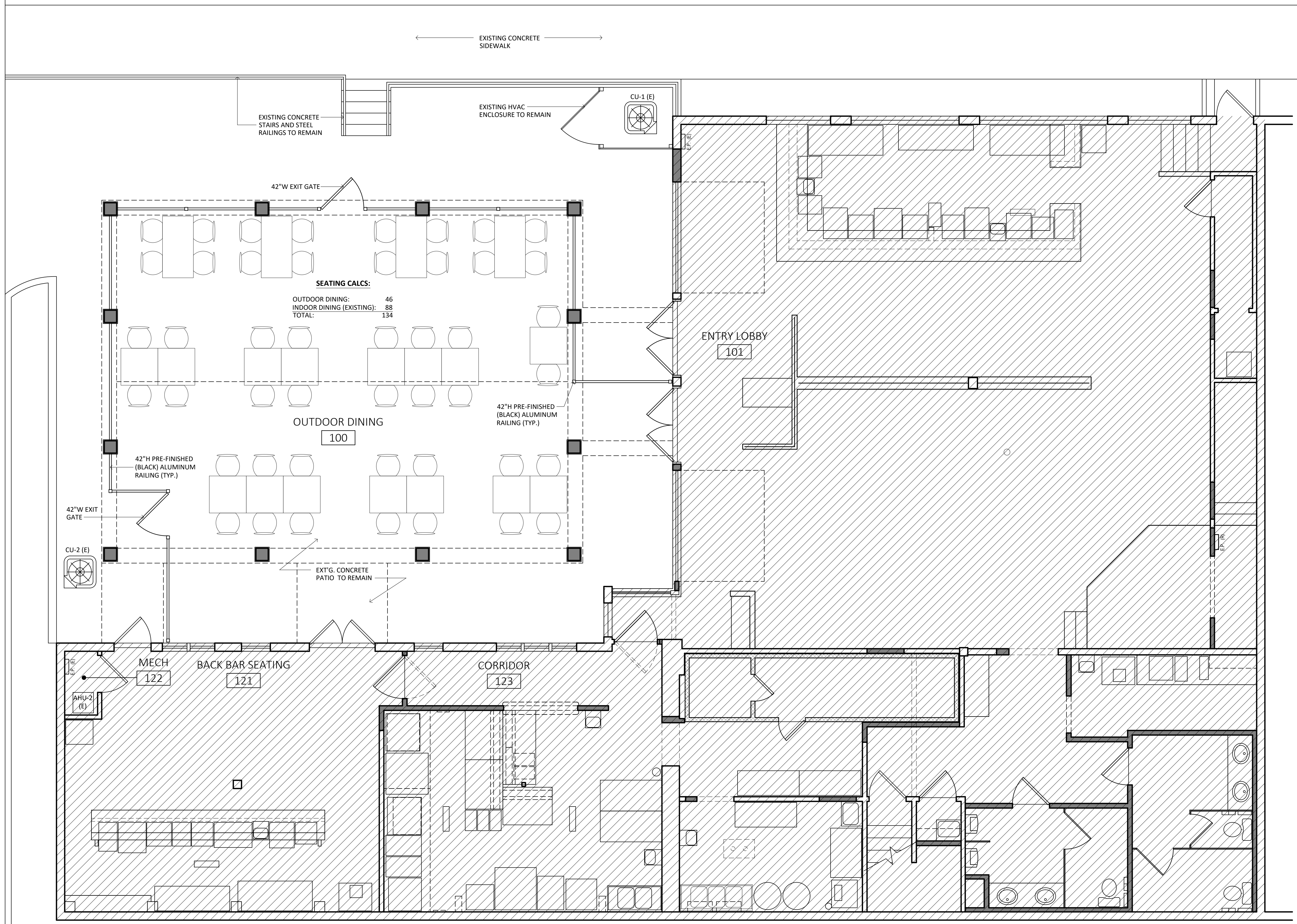
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 SCALE: DR. B.S.S. OK. DATE: 7/5/24

OUTDOOR FURN. PLAN

A3.11
 13 OF 18 SHEETS

1 OUTDOOR FURNITURE PLAN
 SCALE: 1/4" = 1'-0"

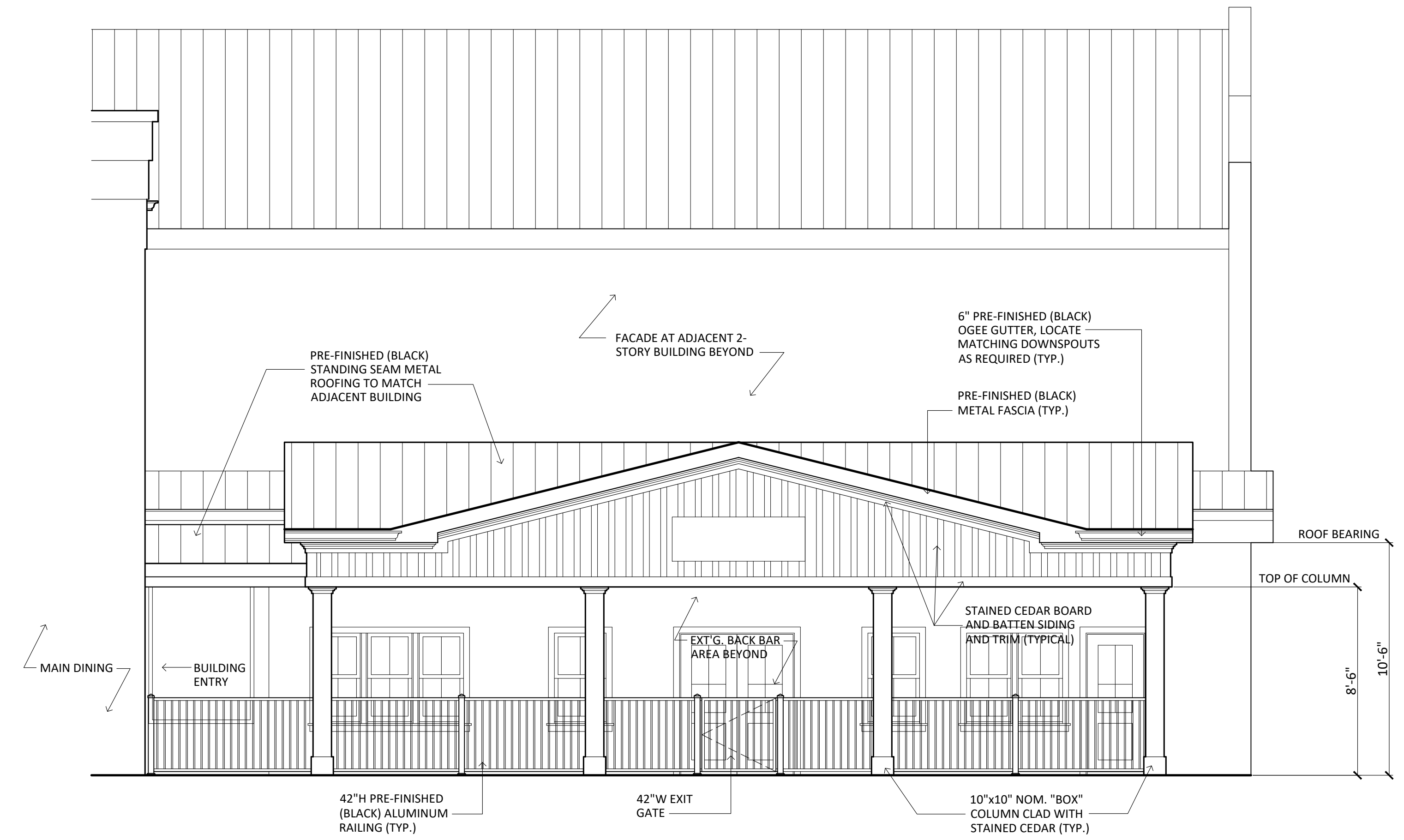
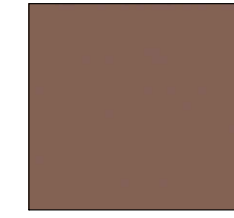


PROPOSED FINISHES

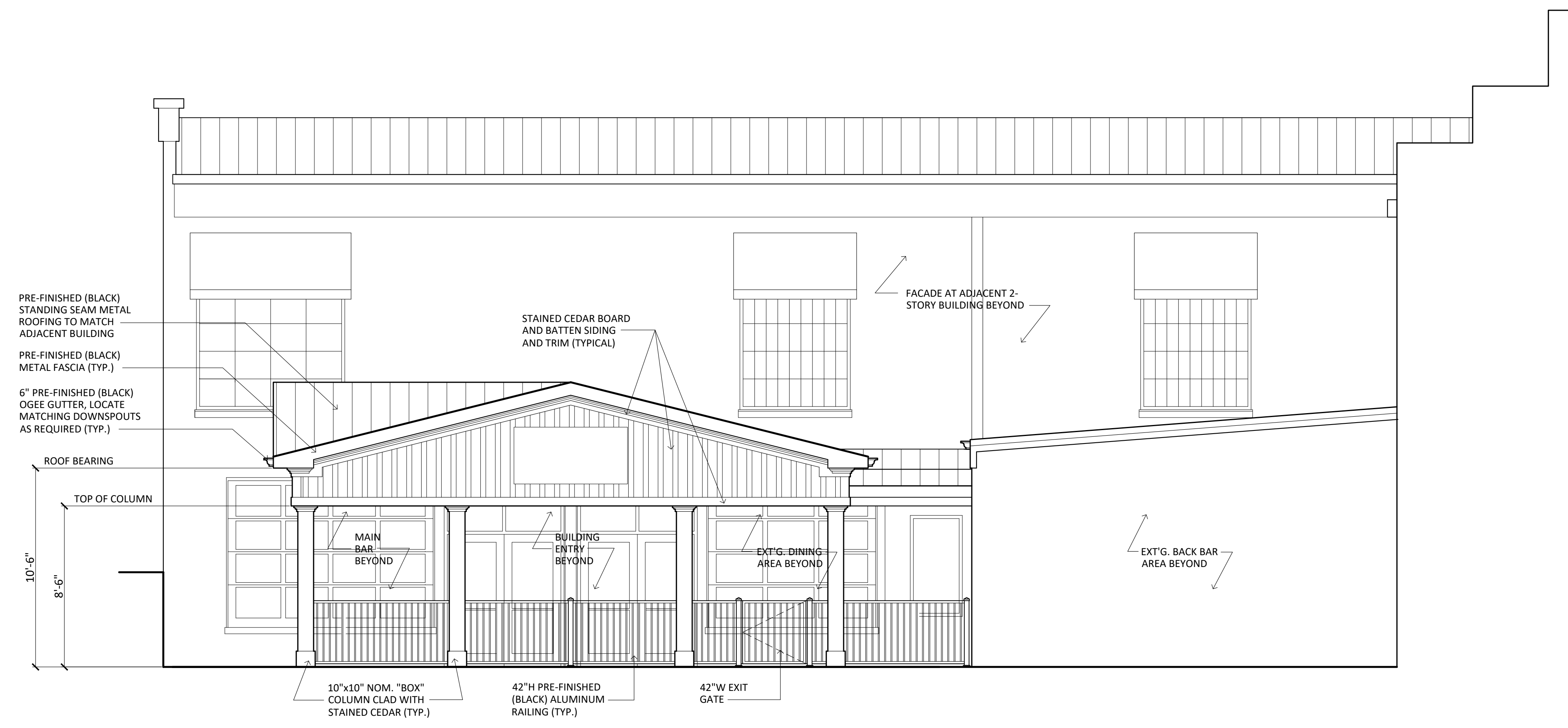
ROOFING, FASCIA, GUTTERS:
PAC CLAD, BLACK ALUMINUM



STAINED WOOD COLUMNS,
BOARD/BATTEN AND TRIM:
SHERWIN WILLIAMS, SW 3032,
CANYON EXTERIOR STAIN



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT: DR. B.S.S. OK - DATE: 7/5/24
SCALE: 1/4" = 1'-0"

CANOPY ELEVATIONS
A5.11
10 OF 18 SHEETS

July 12, 2024

Bret Melanson
95 Comfort Lane
Dahlonega, GA 30533

Dear Mr. Melanson,

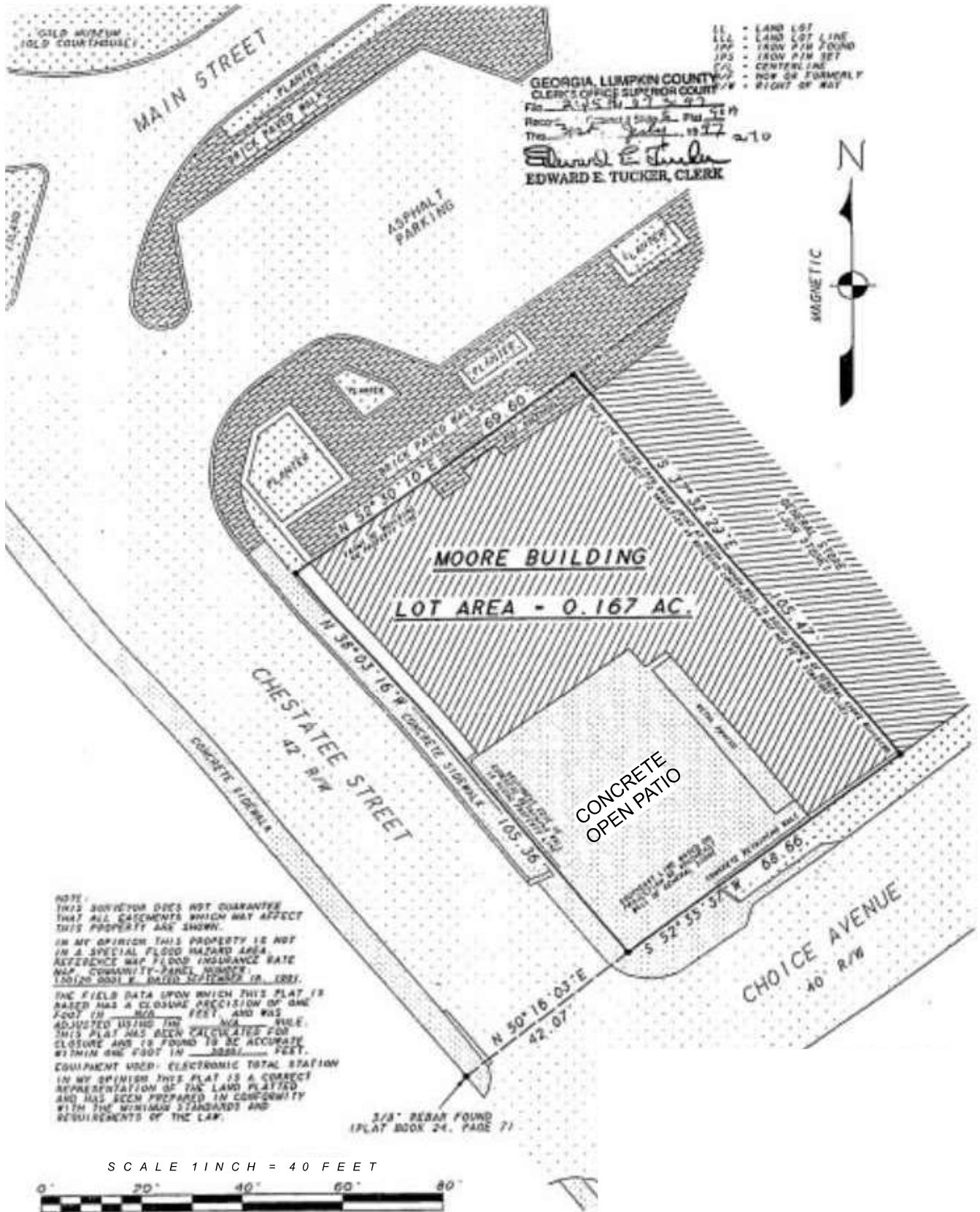
At the July 24, 2024, Historic Preservation Commission (HPC) meeting, the commission members conducted a review of the updated and revised plans associated with COA-24-2. After consideration and review of these plans, the commission reacted by [REDACTED]

[insert additional details as needed]

Should you have any questions, or need additional information, please feel free to contact me at 706-864-6133.

Sincerely,

Allison Martin
City Manager



\$K01

EXISTING SITE



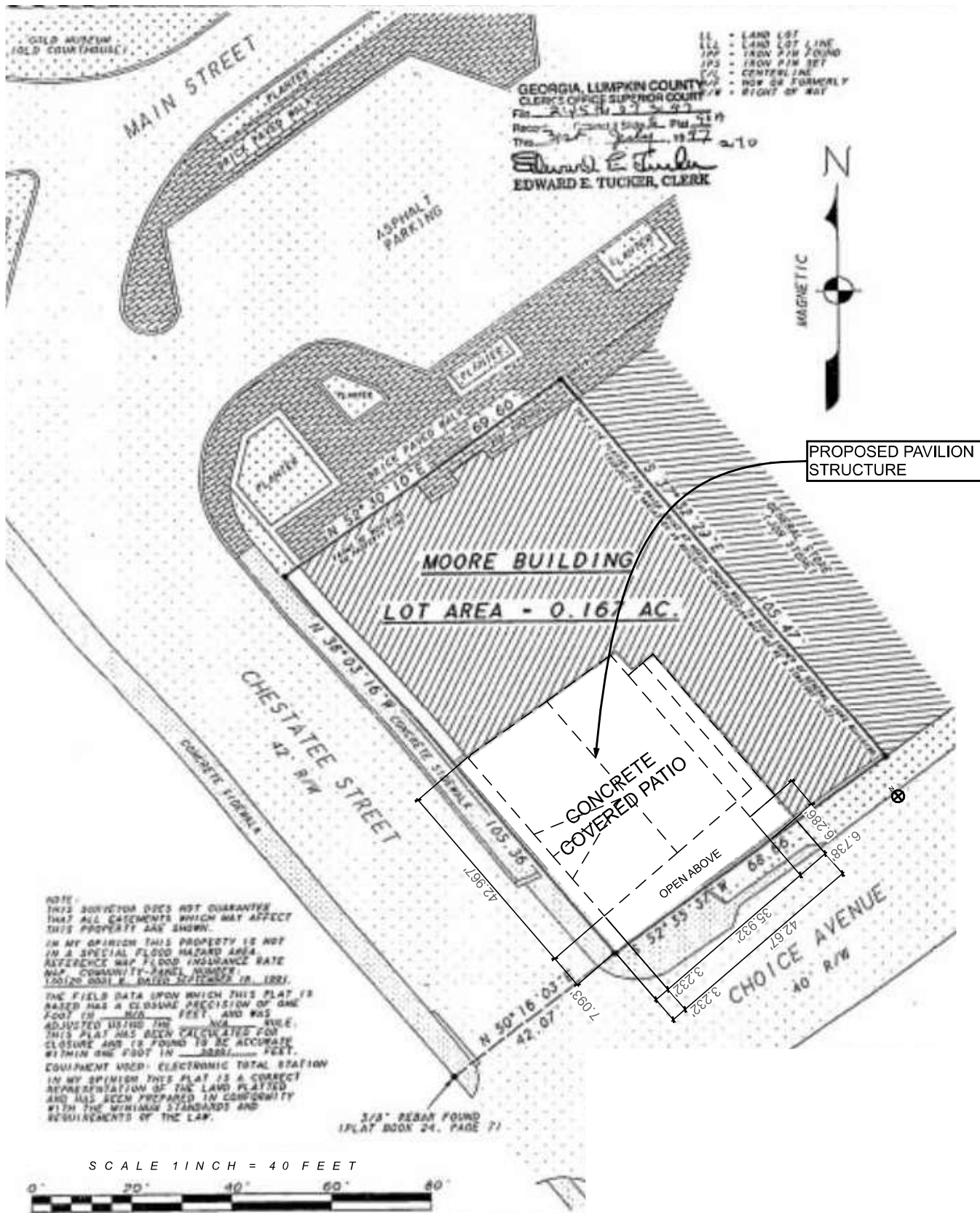
The Undergroup | Renovation
 16 Public Square E
 Dahlonega, GA 30533

Project Number: 24-672
 Drawings and Specifications as instruments of service are and shall remain the property of the architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.
 The General Contractor is responsible for confirming and controlling dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
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HISTORIC | REGULATORY APPROVAL ONLY.
 Manual NOT FOR PERMITTING, 05/01/ OR CONSTRUCTION

ISSUED:
 Site - Existing

SK01



SK02

PROPOSED SITE



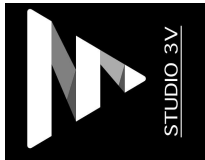
The
Underground
Renovation
16 Public Square E
Dahlonega, GA 30533

Project Number: 24-672
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HISTORIC |
REGULATORY
APPROVAL ONLY.
-
NOT FOR PERMITTING,
OR CONSTRUCTION

ISSUED:
Site - Proposed
SK02

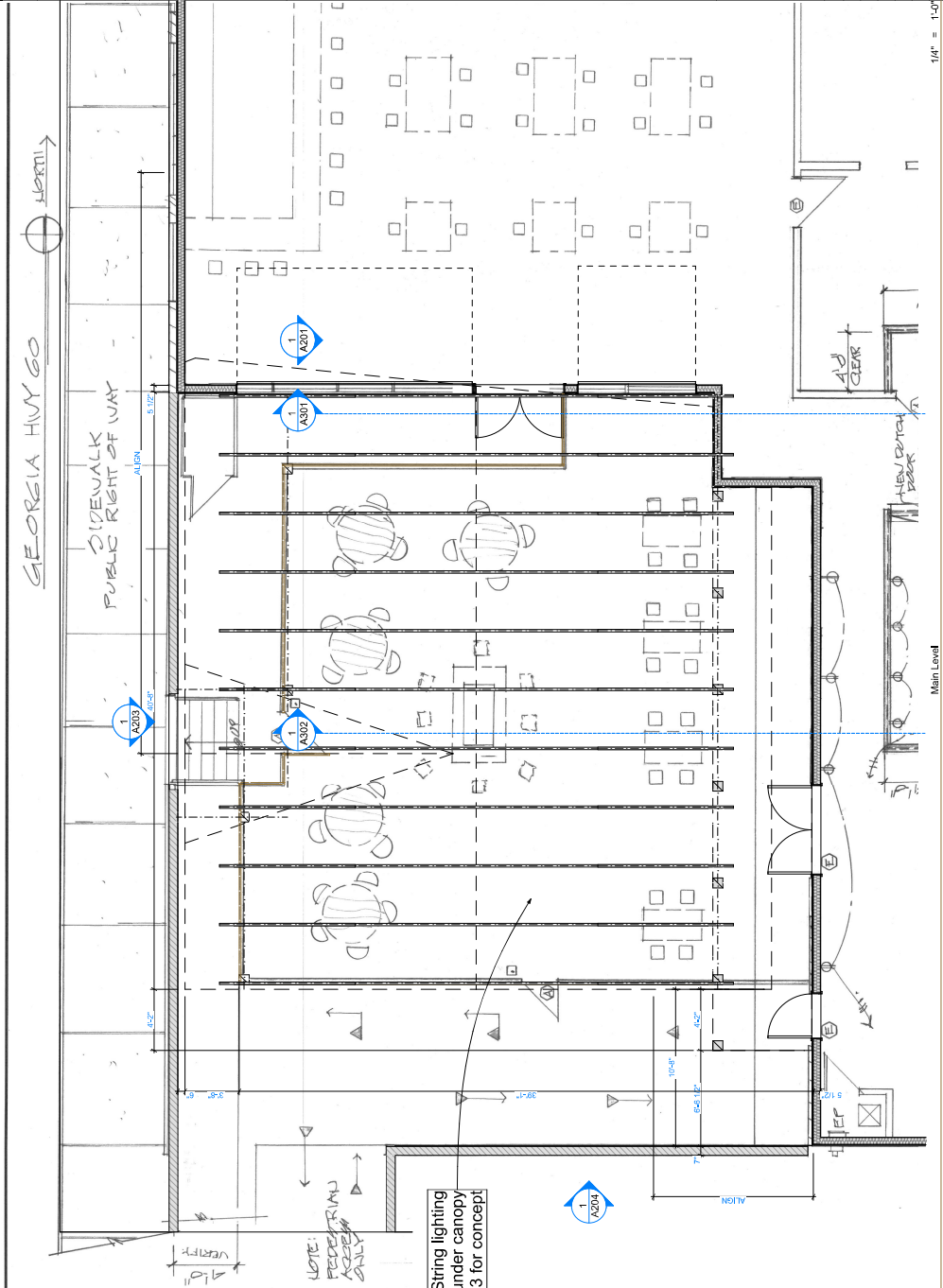
- Description of design and materials for all new exterior features
- Roofing: Standing Seam Metal, 1" Seams
- Doors: Store Front, Extruded Alum
- Windows: Existing
- Pickets: 2x2 Pressure Treated Wood
- Handrails: Pressure Treated Wood, 2" Pipe Rail where required
- Ramps: Concrete Ramps per ADA, 2" Pipe Rail where required



The Underground | Renovation
 16 Public Square E
 Dalton, 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 shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project.

HISTORIC | REGULATORY APPROVAL ONLY
NOT FOR PERMITTING, OR CONSTRUCTION
 ISSUED:
 XXXX/2023 - Issue Description
 PBN
SK03
Issue 07/23



Random String lighting
 All under canopy
 See SK03 for concept

SK03



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

**STAFF REPORT FOR HISTORIC PRESERVATION COMMISSION
REQUEST FOR CERTIFICATE OF APPROPRIATENESS (COA)**

Case: COA-24-2

Parcel I.D.: D11-097

Address: 16 Public Square South

Petitioner: Brett Melanson, The Underground

Voting Session Date: June 24, 2024

Special Called Hearing Date: August 14, 2024

Zoning District: 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 worthy structures in historic areas which exhibit a distinct aspect of the community, and which serve as visible reminders of history and cultural heritage. The district aims to assure that new structures and uses will be architecturally in keeping with the character to be preserved or enhanced.

Request:

Structural Addition and Exterior Architectural Modifications

- Addition of wooden patio cover/roof over outdoor patron area at Choice Avenue.
- String lighting to be installed on the underside of the proposed patio cover/roof.
- Replacement of two fixed glass windows with glass-panel garage doors.

Findings and Analysis:

Section 109-20(d) of the City of Dahlonega Historic Preservation Ordinance authorizes the Dahlonega Historic Preservation Commission to review applications for Certificate of Appropriateness (COA). Section 2502 of the Dahlonega Zoning Ordinance requires the

approval of a COA prior to new construction and material changes in appearance for any building within a designated Historic District.

The applicant proposes the addition of a wooden patio cover/roof over the existing outdoor patron area. Additionally, the applicant intends to replace two existing fixed-glass windows with glass-panel garage doors; this will change the material appearance of the building façade which faces Choice Avenue.

The Lumpkin County Board of Assessors indicates that the subject building was constructed in 1948. The structure has two stories, but this request only pertains to the lower level. Gustavo's Scratch Kitchen, a restaurant, currently occupies the upper level of the building. The site has a history of restaurant and retail use.

Pursuant to the Dahlonega Historic District Design Guidelines, staff has identified the following to be brought to the attention of the Commission:

3.6 Exterior Lighting:

The applicant proposes the installation of string lighting on the underside of the proposed roof structure. The lighting will consist of numerous low-powered incandescent bulbs.

4.2 Windows and Doors:

The applicant proposes the replacement of two fixed-glass windows on the lower level of the southeastern side of the building. A glass-panel garage door will be installed in place of each window. The garage doors will not extend to meet the ground, but be separated by a section of wall. The left-side door will be 16 feet wide, and the right-side door width is proposed to be 8 feet.

5.2 New Additions:

The applicant proposes the construction of an open-air roof structure over the existing patron area, located by the intersection of S. Chestatee Street and Choice Avenue. The submittal indicates wood and metal will be used for the addition. The roof is rendered to connect with the existing building but remain distinct from it. The applicant has created two potential plans for this addition.