



Dahlonega Downtown Development Authority Special Called Meeting Agenda

August 04, 2023 2:30 PM

47 S. Park Street- The Head House

Vision Statement

Downtown Dahlonega will retain its role as the heart of the region and the center for community and economic development. It will have an inviting appearance, highlighted by historic architecture. It will enhance the civic, cultural, and economic vitality of the entire community.

Mission Statement

The purpose of Downtown Dahlonega is to stimulate and sustain economic development in downtown area by encouraging cooperation and building leadership; by advancing a positive image of downtown and promoting it as an exciting place to live, shop, and invest; by sustaining and improving the appearance of downtown; and by strengthening and expanding the economic base of downtown.

Call to Order

Approval of Agenda

1. Façade Grant Application: Dahlonega Square Hotel & Villas
Ariel Alexander, DDA Director
2. Façade Grant Application: One off Main B&B
Ariel Alexander, DDA Director
3. Façade Grant Application: The Corner Kitchen
Ariel Alexander, DDA Director
4. Façade Grant Application: The Historic Holly Theater
Ariel Alexander, DDA Director

Adjourn

Grant Application

DOCUMENTS REQUIRED WITH YOUR APPLICATION

(attach to this application form):

- N/A 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
- N/A 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
- N/A Zoning Requirements

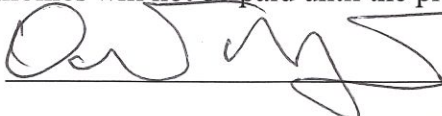
This grant application form must be completed in full, including the documents listed above, before it can be submitted for consideration.

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.

Repair and refurbish shutters including painting them
Refurbish window frames, scraping, priming and painting
the exterior of the villa. Colors will stay the same.

I, (applicant name) Durant Wright, 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 Dahlongega Main Street/DDA. Work will not begin until I have received written grant approval from Dahlongega 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:  Date: 6/7/23

STAFF USE ONLY

dahlongegasv@yahoo.com
706-300-4995

Date received by Dahlongega Main Street/DDA.: _____
Date reviewed by Dahlongega Main Street/DDA.: _____

Application: _____ Granted: _____ Denied: _____ Date: _____

Comments:

INVOICE
174379

Attention: Durant Wright
Blaze Properties Inc
135 N Chestatee St
Dahlonega, GA 30533

Historic Villa Exterior Renovation
Project Description: Repair and replace shutters and exterior painting
Invoice Number:174379
Terms: 30 Days

| Description | Cost |
|---------------------------------------|------------|
| Paint/Materials | \$550.00 |
| Repair and Replace Shutters As Needed | \$2,500.00 |
| Labor | \$2,000.00 |
| | \$5,050.00 |
| | \$5,050.00 |

Thank you for your business. It's a pleasure to work with you on your project.





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- Occupancy License Application
- Public Benefit Affidavit
- N/A Zoning Requirements

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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.

Replace gutters, storm shutters, and any wood roof / worn siding.

Repaint house and trim with existing color scheme

I, (applicant name) LANCE BAGLEY, 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: Lance T Bagley

Date: 7-22-23

STAFF USE ONLY

Date received by Dahlonaga Main Street/DDA.: 7/22/23

Date reviewed by Dahlonaga Main Street/DDA.: 7/26/23

Application: _____ Granted: _____ Denied: _____ Date: _____

Comments: _____

Call Us Back. We'll beat
Any written Estimate!

678-900-7660
678-622-5817

ACJ PAINTING, LLC

Staining - Exterior/Interior

Sealing - Sanding

Sheetrock Repairs

Siding Repairs - Pressure Washing

SPECIALIZING IN RESIDENTIAL
INTERIOR & EXTERIOR PAINTING

penajerzon14@gmail.com

%

EXTERIOR ESTIMATE

Customer: Lance Bagley Date: 07-13-23
 Address: 65 Park St. H. Phone: 770-630-8576
 City: Dahlonega Zip Code: _____ Est. By: _____

PRESSURE WASH: TO REMOVE DIRT, FLAKING, MOLD, MILDEW & LOOSE PAINT

House Gutters Decks Driveway Patio Fence Other _____

PREPARATION: THE KEY FOR AN EXCELLENT PAINT JOB KEEP WATER AWAY FROM WOOD

Scrape and Prime where needed Prime window seals Putty all nail holes in siding _____

Recaulk: Windows Siding Cover plants and bushes G Doors Caulking in areas that were previously caulked _____
 Doors Cornice Use Silicone Caulk Brick Metals Reglaze Windows

Caulk: Stucco Brick Metal Concrete Bay tops _____

Prime Siding Trim Windows New Wood Brick Metals Other Coats:

Brand: _____ Finish _____ Color _____ Gallons: _____

THICK COAT USING TOP OF THE LINE PAINT, NEVER WATERED DOWN

Siding Spray Brush Spray & Back Roll Color _____ Coats:
 Brand: SW Paint _____ Finish _____ Gallons: _____

STUCCO WE SPECIALIZE IN STUCCO APPLICATION COATING, FLEXIBLE AND WATER PROOF PAINT

Stucco Spray & Back Roll Stucco Trim Color _____ Coats:
 Brand: _____ Paint _____ Finish _____ Gallons: _____

Trim Spray & Brush Brush Color _____ Coats:
 Brand: _____ Paint _____ Finish _____ Gallons: _____

Shutters Paint Remove and Put Back Color _____ Coats:
 Brand: _____ Paint _____ Finish _____ Gallons: _____

EXTERIOR HOUSE PAINTING

Porch Outside Inside Ceiling Cover Floor Seal Stain Paint _____

Decks Clean Seal Prime Paint Color _____ Coats:
 Brand: SW Paint _____ Finish _____ Gallons: _____

Price Includes Materials and Paint Yes No _____ Master Card Visa Check

Carpentry Replace Siding _____

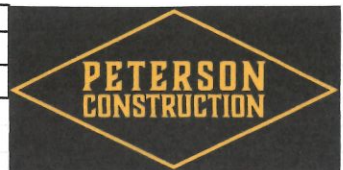
Others Wondo Cracks 3 Sand _____

Special Instructions exterior All House _____

Total Estimate 6,000 \$
 Discount _____
 Final Price _____

Job Approved By: [Signature] Signature [Signature] Date to Start: _____

Peterson Construction Company
 Lance Bagley
 Job address:
 Estimate Date:
 Estimate is valid for 30 days.



| | Estimated cost | cost + 30% | Notes | Actual cost |
|-------------------------|----------------|-------------|---|-------------|
| Siding repair | \$1,420.00 | \$1,846.00 | Replace siding and 4 corner boards as discussed.. This dollar amount may increase if there is more rot than expected. | |
| gutters | \$3,196.00 | \$4,154.80 | 6" gutters with 3x4 downspouts. | |
| Premium gutter guards | \$1,410.00 | \$1,833.00 | | |
| underdeck system | \$5,765.00 | \$7,494.50 | Frame existing deck down, so that there is fall, install hurricane straps and joist hangers, build beam on outside down lower, Run live across bottom of new deck joist, install metal under decking panels, install necessary trim and flashing, install gutters and downspouts. Same process underneath the stairs. | |
| | | \$0.00 | | |
| Dumpster | \$300.00 | \$390.00 | dump trailer if needed to haul off old gutters and debris | |
| Port a potty | | \$0.00 | | |
| SUBTOTAL | \$12,091.00 | \$15,718.30 | | |
| Operating expenses (5%) | \$604.55 | | Insurance 4% and administrative expenses 1% | |
| BUILDERS FEE (30%) | \$3,627.30 | | | |
| Contingency | | \$0.00 | covers unexpected costs | |
| GRAND TOTAL | \$16,322.85 | | | |

Notes: This estimate is valid for 30 days. The prices in this estimate are for this complete scope of work as written. Any changes made to this scope of work may require price adjustments. Material prices are subject to change according to market prices.
 Peterson Construction is not responsible for removing furniture and other personal items from the work area. Customer agrees to remove all items from the work area prior to the commencement of work.

One Off Main B&B
65 S. Park St
Dahlonega, GA



Grant Application

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(if required by the city.)
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- 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.

We intend to have the building and awnings repainted to be the same colors as existing. Our plan also calls for extending our existing roof (over the patio) to the front and back of the building. All was approved by HPC in March 2023.

I, (applicant name) Tony Owens, 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 Dahlonge Main Street/DDA. Work will not begin until I have received written grant approval from Dahlonge 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: Tony Owens Date: 7/23/23

STAFF USE ONLY

Date received by Dahlonge Main Street/DDA.: _____

Date reviewed by Dahlonge Main Street/DDA.: _____

Application: _____ Granted: _____ Denied: _____ Date: _____

Comments: _____



Scott Raffelis~ Owner
Dahlonega, GA
Phone 678.283.5529

DATE February 24, 2022

TO:
Tony Owens
270 E Main St
Dahlonega, GA 30533

FOR : Exterior Painting

| Description | Amount |
|---|----------------|
| Exterior Painting (siding only) with (4) doors and casing | \$2,850 |
| Repainting (3) exterior black and white awnings | \$2,000 |
| Total | \$4,850 |

If you have any questions concerning this proposal, contact Scott Raffelis | 678.283.5529 |

THANK YOU FOR YOUR BUSINESS!

North Georgia Aluminum, Inc.

Seamless Gutters
Vinyl Siding
Fireplaces

64 Hamp Mill Rd.
Dahlonega, GA 30533
Office: 706-864-0851
Fax: 706-864-0618

Overhangs
Copper Roofs
Sheet Metal

E-mail: ngainc@windstream.net
www.northgаметalproducts.com
Free Estimates • Fully Insured

Tommy

Thomas W. Cofield
Cell: 706-344-7392

Steve Pruitt
Cell: 706-897-3005

Proposal July 25, 2023

Name: TONY OWENS
 Street: CORNER, KITCHEN
 City: SANDWICH SHOP
 State: _____
 Phone: DAHLONEGA

265-0805

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

ADDITION TO PATIO CANOPY
All ALUMINUM. POST, BEAMS, TRIM,
& FLASHING.

① 17' 1/4" x 8'

② 17' 1/4" x 10'

Approx 324 Sq Ft.

7,150.⁰⁰

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate.

Respectfully submitted _____
Note - This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

Date: _____

Signature: _____

Façade Grant Application

Downtown Dahlonega Historic Preservation Incentive Program

The Holly Theatre, listed on the National Register of Historic Places, features prominently in the Downtown Dahlonega Historic District, anchoring its western boundary on Main Street. The theater's lighted historic marquee beckons visitors to come discover the available entertainment and patronize the surrounding businesses.

The façade and marquee maintain the original architectural elements, featuring siding of beautiful local marble. Their weathered condition requires timely repairs in order to halt the deterioration and to avoid potential risks of accidents caused by shifting or falling marble and/or letters. (See enclosed photographs.)

The marquee work entails restoring the "HOLLY" letters by replacing the aluminum backs, repainting inside (white) and out (red), and replacing the LED lamps.

The marble siding on the west front of the building (most exposed to rain and adverse weather conditions) requires shifting back into original position of at least four slabs, repair of one cracked slab (the least visible, ground-level corner), re-caulking between slabs, and repainting or re-touching of the red wood frame as needed.

To make the necessary repairs, both the "HOLLY" letters and four of the marble slabs have to be removed and remounted, requiring highly skilled professionals working with the utmost care.

The estimates received range from a total of \$10,665 to \$14,865 plus any potential cost of new marble slabs, which may be damaged during the removal process.

Holly Letters Estimate: \$5,165.00

Marble Estimate 1 - \$5,500.00 (plus \$1,200 per each slab in need of replacement)

Estimate 2 - \$9,700.00 (plus \$2,000 per each slab in need of replacement)

As the most visible focus of West Main Street, the Holly Theatre building's external appearance reflects on the City and its historic district, and it affects the success of other businesses in downtown Dahlonega. We appreciate the availability of the Dahlonega Main Street/DDA grant incentive program to assist with our restoration project.

The Holly Theatre hereby requests a grant of \$5,000 to assist with the needed repairs to restore the historically significant façade and marquee to their original condition. Thank you for your kind consideration of our request.



Lang Signs, Inc.
 520C Industrial Way
 Cumming, GA 30040
 P: 770.887.7339 | F: 770.781.9528
 www.langsigns.com

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 3/30/2023 | 5873 |

| |
|---|
| Company/Client Name and Address |
| Holly Theatre 69 West Main Street Dahlonega, GA 30533 |

| |
|---|
| Jobsite/Location and Contact |
| Holly Theatre 69 West Main Street Dahlonega, GA 30533 |

| | | | | |
|-----------------|------------------|------------------------------|----------------------|-----------------------------|
| P.O. No. | Sales Rep | Sales Rep E-mail | Terms | Projected Completion |
| | RP | richard.pruitt@langsigns.com | 50% Deposit Required | 4/28/2023 |

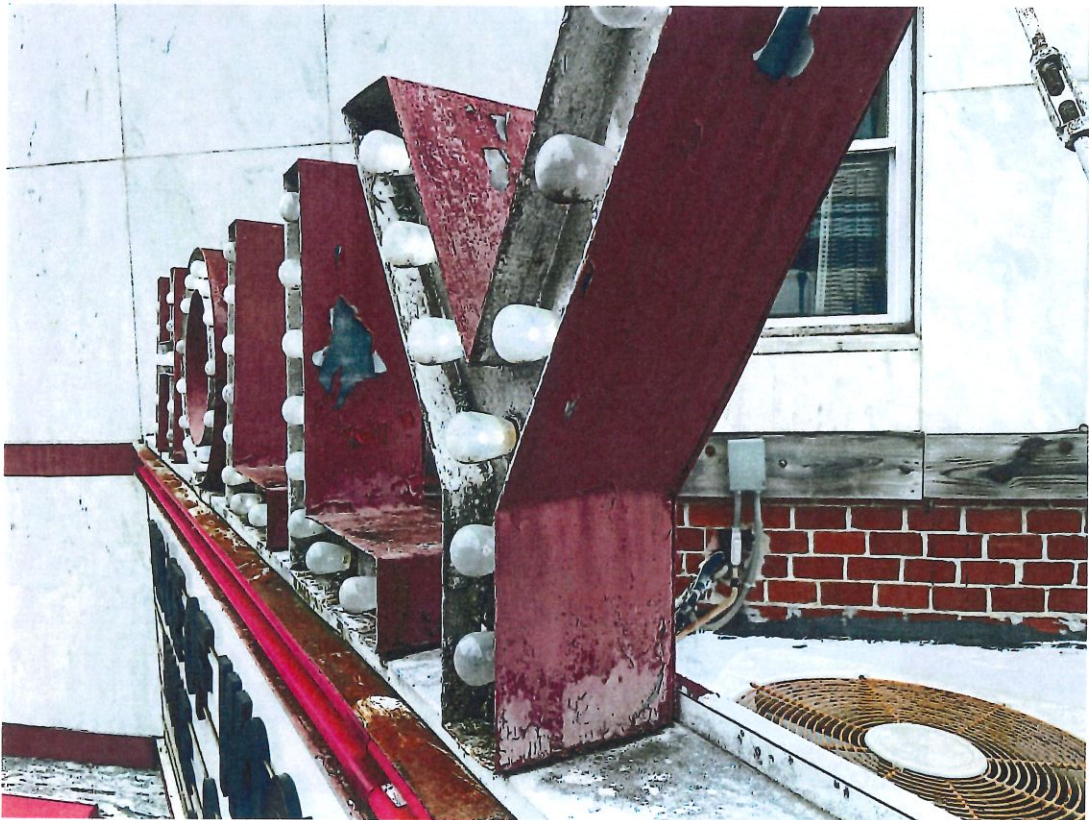
| Description | Qty | Sides | H x W | Projected Completion | |
|--|-----|-------|-------|----------------------|----------|
| | | | | Rate | Total |
| REMOVE/REFURBISH/REINSTALL SIGNAGE Color: Red Description: Pickup existing 'HOLLY' (2 sets), bring to shop for refinishing, new aluminum backs, new lamps Text: HOLLY | 1 | | 10" | 5,165.00 | 5,165.00 |

| | | |
|---|-------------------------|-------------------|
| Thank you for considering Lang Signs, Inc. for your sign needs. The quotation above is a representation of our previous discussions. If you have any questions, please don't hesitate to contact me. We appreciate your business and look forward to working with you! | Subtotal | \$5,165.00 |
| | Sales Tax (8.0%) | \$0.00 |
| | Total | \$5,165.00 |

Customer Approval Signature _____



LETTER RESTORATION 1 through 5





PHOTOGRAPHS - MARBLE SLABS REPAIR



Repair shift, re-caulk

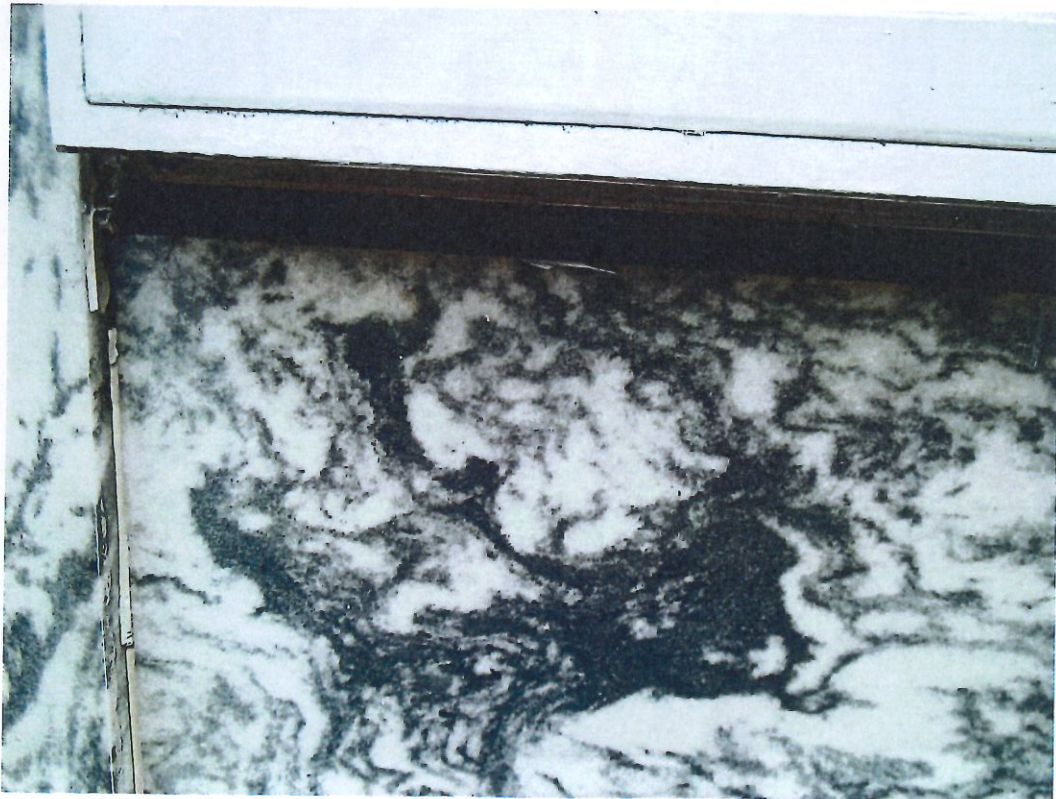


Repair crack in slab and lift sag, re-caulk 1

PHOTOGRAPHS - MARBLE SLABS REPAIR



Repair crack in slab and lift sag, re-caulk 2



Repair sag in adjacent slab, re-caulk 1

PHOTOGRAPHS - MARBLE SLABS REPAIR



Repair sag, re-caulk 2

DAHLONEGA TILE AND STONEMWORK

7-10-23

ROBERT PENCE
55 Wildflower Trail
Dawsonville Ga. 30534
Email pences@windstream.net
Cell 706-344-9970

ESTIMATE

TO. Holly Theatre
C/O Ivana

Project: Front facade repair

Scope of work includes: remove and reinstall existing marble on the right side of the entry area, inspect and resolve any water issues issues that may be causing the loosening of the marble, reinstalling a piece of marble at the top right corner,

Estimated cost is \$5500.00

Note: if any of the marble pieces are damaged in this process an additional cost not to exceed \$1200.00 per piece should be expected. We will take every precaution to assure this does not happen.

Thank You

Robert Pence