



CITY OF DAHLONEGA

Historic Preservation Commission Agenda

June 24, 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

MINUTES FOR APPROVAL

1. Historic Preservation Commission - Meeting Minutes March 25, 2024
Mary Csukas, City Clerk

OLD BUSINESS

1. COA CASES FOR APPROPRIATENESS

NEW BUSINESS

1. COA - CASES FOR APPROPRIATENESS
2. DESIGN AND REVIEW OF PROJECTS
3. 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).

Zachary Lloyd, CPL

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!



CITY OF DAHLONEGA

Historic Preservation Commission Minutes

March 25, 2024, 6:00 PM
City Hall - Mayor McCullough Council Chamber

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CALL TO ORDER

Chairperson Mirakovits called the meeting to order at 6:00 pm.

PRESENT

Chairperson Ellen Mirakovits
Commission Member Ivana Pelnar-Zaiko
Commission Member Janet Barger
Commission Member Jim Bergen

Chairperson Mirakovits thanked everyone for attending the duly advertised public hearing for the Certificate of Appropriateness COA-24-1. An application has been made to the Historic Preservation Commission by Josh Parker on behalf of Grove Street Properties LLC, representing 7 Pie Pizzeria, located at 40 Grove Street N, Dahlonega, GA, for modification as listed in the application. As required in the City of Dahlonega Code of Ordinances and the Historic Preservation Guidelines, we will hear from the city staff, the applicant, and anyone who wishes to speak for or against this application. At the close of the public comments, the applicant will have an opportunity for rebuttal, and HPC will ask questions of the applicant related to the project. The public hearing will be closed, and the commission will return to the regular meeting to discuss and make a decision.

MINUTES FOR APPROVAL

1. Historic Preservation Commission Work Session Meeting Minutes - October 11, 2023, Mary Csukas, City Clerk
2. Historic Preservation Commission Work Session Minutes - March 13, 2024, Sarah Hunsinger, Assistant City Clerk

Chairperson Mirakovits called for a discussion of the proposed Meeting Minutes for the HPC Work Session on October 11, 2023, and March 13, 2023.

The HPC Commission discussed name corrections to the October 11, 2023, meeting minutes for Ivana Pelnar-Zaiko, Sharon Thomason, and Jim Bergen.

Chairperson Mirakovits called for a motion to approve the presented work session minutes.

Commission Member Pelnar-Zaiko called for a motion to approve the work session minutes as presented with the name corrections. Voting Yea: Chairperson Mirakovits, Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

PUBLIC HEARING

3. COA-24-1 for 7 Pie Pizzeria at 40 Grove Street North. The applicant has proposed the addition of a 204 sq. ft. walk-in cooler, material changes in appearance, exterior architectural modifications, and repainting of the exterior facade.

Chairperson Mirakovits called Zachary Lloyd, a CPL representative, forward to represent the city.

Mr. Lloyd informed the Commission that we are here to discuss COA-24-1. The request involves material changes in appearance, exterior architectural modification, and a structural addition to the building at 40 Gove Street N, located in the Central Business District, which the zoning ordinance dedicates as a Historic District.

Nature of Request:

Material Changes in Appearance and Exterior Architectural Modifications

- Sanding and refinishing of patio with a neutral wood stain.
- Replacement of metal barn door with roll-up garage door.
- Three new windows by the patio of custom fabrication to match existing windows.
- Wood cladding of the front façade above the awning.

Structural Addition

- A 204-square-foot walk-in cooler at the rear of the building is to be painted to match the existing structure.

Note: The applicant has also proposed repainting the exterior façade of the existing building. However, exterior repainting is outside the scope of consideration per local and state guidelines.

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 before any material change of appearance for any building within a designated Historic District.

The Lumpkin County Board of Assessors indicates that the building was constructed in 1978. The submitted site plan corresponds with the recorded footprint of the building. The structure was previously used by the Lumpkin County Farmer's Association and for retail activities.

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

4.2 Windows and Doors:

The applicant has proposed replacing the metal barn door at the side of the building, which provides access from the interior to the patio. A roll-up garage door will be installed in its place. The rendered door has a transparent, paneled surface, which is not a common style in the vicinity. This change may impact the door's functionality.

Recommendations:

In their work session on March 13, 2024, the Historic Preservation Commissioners made the following *unofficial* recommendations:

City Staff recommend approval of COA-24-1, as the proposed changes maintain reasonable consistency with the character of other retail buildings in the vicinity.

Chairperson Mirakovits opened the floor to Mr. Josh Parker, the 7 Pie Pizzeria Group representative.

Mr. Parker reiterated the historical findings of Mr. Llyod of this 3,000 square foot building to house a pizzeria restaurant. The exterior changes include roll-up doors in the patio area to allow more natural light, specifically wood cladding on the front facade over the awing area, as the area below is mostly windows in the porch area. Paint, power wash, and clean the outside of the building. The paint will be the neutral color shown in our rendering. Relandscape the area. The proposed addition will be in the back area, with a new block enclosure and cooler to match the color of the building.

Chairperson Mirakovits opened the hearing to the public for comments

Catherine Ariemma spoke in favor of the COA

Johnny Ariemma spoke in favor of the COA, a favorable company in charge of the restaurant.

Jim Gribbon spoke in favor of the COA but would like to see some changes to the location of the pole sign.

No comments were made in opposition of COA-24-1

Chairperson Mirakovits opened the floor to the applicant for rebuttal.

Mr. Parker addressed the pole sign and informed the commission that modifications to shorten it in its current location with a landscaping bed to defuse the stark white pole are an option. However, it is located on a DOT right of way, so relocating the pole sign is not an option. We plan to place a building sign above the awning for a locator.

Mr. Parker informed Commissioner Barger that the pizzeria is not a franchise. While modification to the pole sign is not required or allowed under the Historical Commission guidelines, as we read the guidelines, our group is not opposed to making modifications if we are given some grace to do so.

Commissioner Bergen recommends wood cladding on the entirety of the front facade of the building.

Commissioner Barger recommends barn lighting on the front of the building. Mr. Parker stated that we are not opposed to the barn lighting and will keep our lighting consistent with the commission's recommendations.

Commissioner Pelnar-Zaiko recommends barn lighting as the first option, followed by something similar to the existing lights and, finally, the modern light in the COA.

Chairperson Mirakovits stated that the windows in place would not interfere with the wood cladding on the entirety of the front of the building. The wood look would bring the co-op feel back to the building.

Chairperson Mirakovits closed the Public Hearing and reentered the HPC meeting.

The Commission discussed the comments by Mr. Lloyd and Mr. Parker and public comments amongst themselves.

Chairperson Mirakovits restated that the commission is thrilled that the building is receiving much-needed attention. For clarification, the HPC has limited guidelines on signage, as the city staff would work with the applicant on this issue.

Chairperson Mirakovits called for a motion to approve the COA-24-1.

Commission Member Barger made a motion to approve the COA-24-1 with the following modifications:

- We strongly request that the four light fixtures be affixed to the front of the building in the barn light style. If that is not feasible, something similar to what is already there should be used instead of the modern look.
- We recommend planters in front of the side porch with flowers and shrubbery to beautify the area.
- We recommend wood cladding the entire front. We understand that putting wood cladding above the awing area is an improvement.

Motion made by Commission Member Barger, Seconded by Commission Member Bergen.

Voting Yea: Chairperson Mirakovits, Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen

ADJOURNMENT

Chairperson Mirakovits adjourned the HPC meeting at 6:38 pm

Voting Yea: Chairperson Mirakovits, Commission Member Pelnar-Zaiko, Commission Member Barger, Commission Member Bergen





STUDIO 3V

The Underground | Renovation
16 Public Square E
Duluth, GA 30533

Project Number: 24-472

Drawings and Specifications as instruments of service are not to be construed as a warranty, representation of the project, or other project, appropriate compensation to the architect.

The General Contractor is responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

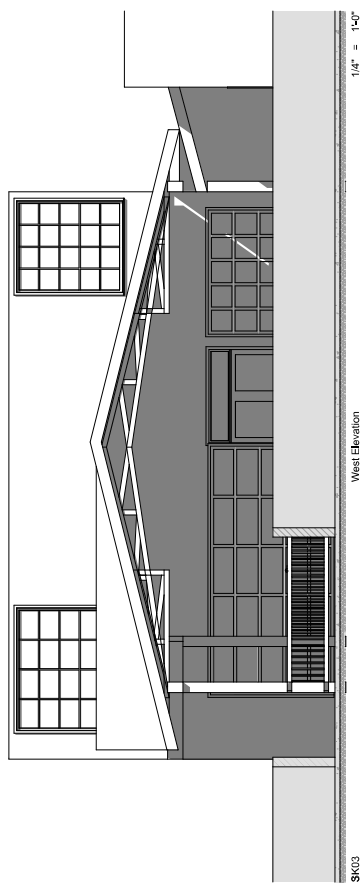
ISSUED

XXXXX2023 - Issue Description

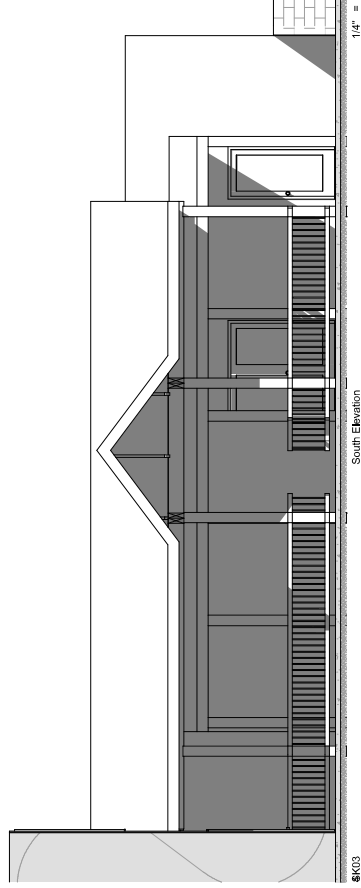
Perspective

SK03

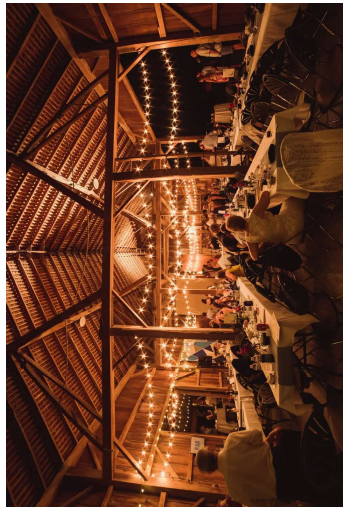
Sheet 4 of 10



West Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



Proposed Lighting Concept with low powered incandescents.



Existing Massing
1:223.10



Proposed Perspective
1:132.91



Proposed Perspective
1:164.84



Application for a Certificate of Appropriateness (COA)

To the Historic Preservation Commission (HPC) for a proposed change to structures or properties located in the designated historic district which includes the B3 or CBD zone.

Application Requirements:

A \$100 non-refundable fee;
A completed application and any required support materials listed on page 3.
Incomplete application will not be forwarded to HPC for review.

Application Deadline:

Application and support material must be submitted to the Community Development Dept. 30 days prior to the regular HPC meeting which is held the fourth Mon. of the month at 6:00pm

Application Presentation:

The applicant or other representative must attend the public hearing to present the application.

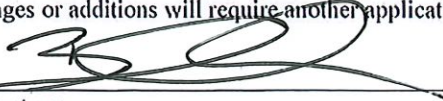
Building Permit:

If a building permit is required the permit cannot be issued less than 15 days from the date of the date of issuance of determination.

Additional Information

Only fill out the second Page if applicable

Office use only:
Date: _____
Project #: _____
Fee paid: _____
Hearing date: _____

CONTACT	Applicant*: <u>Brett Melanson (Underground)</u> Phone #: <u>706 973 7818</u> Mailing Address: <u>95 Comfort Lane</u> <u>Dahlonega GA 30533</u>
PROPERTY AND PROJECT	Property Address: <u>116 public Square STE E</u> <u>Dahlonega Ga 30533</u> Zoning: <u>B3</u> Tax Parcel: <u>D11-097</u> Type of project (check all that apply): New construction <input type="checkbox"/> new building <input checked="" type="checkbox"/> addition <input checked="" type="checkbox"/> alteration <input type="checkbox"/> deck <input type="checkbox"/> outbuilding Site changes <input checked="" type="checkbox"/> fence <input type="checkbox"/> wall <input type="checkbox"/> driveway <input type="checkbox"/> walkway <input type="checkbox"/> parking <input type="checkbox"/> demolition <input type="checkbox"/> relocation <input type="checkbox"/> other Proposed starting date: <u>ASAP -</u>
AUTHORIZATION	<p>In consideration for the City of Dahlonega's review of this Application, the applicant hereby agrees to hereby indemnify and hold harmless the City and its agents and employees from and against any and all claims, damages, and/ or liability arising from or related to this application or any issuance of a permit. Any and all exterior alterations, improvements, additions, repairs or other changes to any structure or site in the Historical District must be approved by the Historic Commission for compliance with the Historical Commission guidelines. Furthermore, none of the above activities may commence without on site review by the City's building inspector. The owner/ contractor understand and agree to the above and is responsible for compliance with these requirements. The undersigned has read and understands the requirements and agrees that the above constitutes the construction or alteration to be undertaken at the time and that any changes or additions will require another application.</p> <p style="text-align: center;">  Signature _____ Date <u>5/22/24</u> </p>



Owner Permission Letter for Alterations to Building

Date: 5-23-2024

Regarding: The Underground, 16 Public Square South, Suite E
Name and property address of business

I, Lisa Pizzolato, hereby grant permission to Brett Melanson
Owners name Name of renter

To do alterations to the facade and or landscape of the building and property being discussed.

If you have any questions regarding this correspondence, please feel free to contact me at:

Name of property owner: Lisa Pizzolato

Mailing address: 2870 Dartmouth Place
Cumming, GA 30041

E mail address: sunshine.rentals@yahoo.com

Phone number: 678-333-5533

Lisa Pizzolato
Signature of property owner



The Guidelines are available at City Hall and on the City's website. These guidelines also contain The Secretary of the Interior's standards for the rehabilitation of Historic Buildings.

Describe the proposed project attach additional sheets if necessary. If the project will involve more than one type of project please include and overall scope of work an include the description of all proposed materials. Please attach photos of materials. See attached application checklist.

We want to install a (Warder patio Cover to our outdoor space. We are attaching drawings of current and proposed work for your viewing. We also want to install Glass Panel Garage Doors to Replace current Fixed glass windows. See attached.



APPLICATION CHECKLIST

A complete application requires support materials. Please include this completed form as part of the application along with the following :

For new building or an addition to an existing building or addition of a new porch, deck, outbuilding, patio etc...

Site plan with footprint of building including contour lines, location of all buildings, parking, fences, walls, porches, decks, etc. to be added

Architectural plans/building design including:

- Interior floor layout indicating exterior door and window locations
- Drawings of all building elevations – all sides of the building
- Location and description including photos of all exterior lights
- Description of design and materials for all exterior features including roof, doors, siding, windows, trim, porch pickets and handrails, foundation, cornices, handicap ramps, etc.

Include photos or drawings of each i.e. of doors, windows, trim, cornice, pickets etc.... Photos of proposed site and adjoining properties/buildings

Landscape plan including all hardscapes, walls, and fencing. Landscape plan should also include:

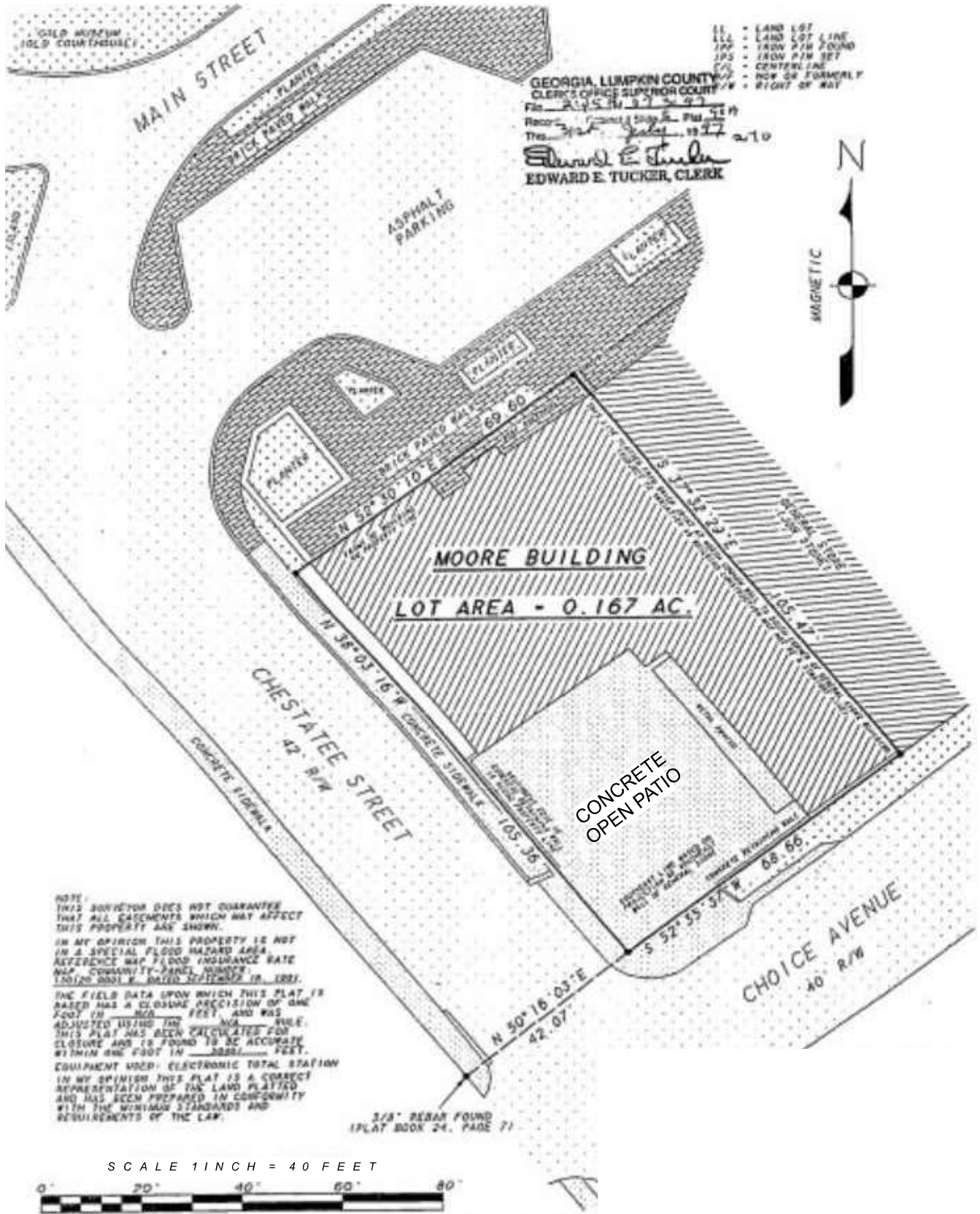
- List including names and types of all trees and plants over 36" high
- planting schedule
- Elevation drawings of all new facades and walls showing trees and plantings when grown to mature height
- List of all existing trees on the property noting any to be removed

Alterations to Building Exterior i.e. change in window or door, foundation, roof, siding, exterior lighting, porches, awnings or storefront, etc...

- Photo of existing building Photos of adjoining properties Photo of earlier historic appearance
- Sketches or drawings and description of proposed changes
- Description or picture of the type of material proposed for use in the alteration
- Photos or drawing of the building element to be altered i.e. doors, windows, trim, cornice, pickets etc....

Site changes including parking areas, drives, walks, addition of fences, walls or outbuildings major landscape elements and including removal of large trees or shrubs

- Photo of site
- Photo of adjoining properties
- Site plan or sketch of site indicating location of changes
- Description of materials to be used
- Landscape plan (as described above)



\$K01

EXISTING SITE

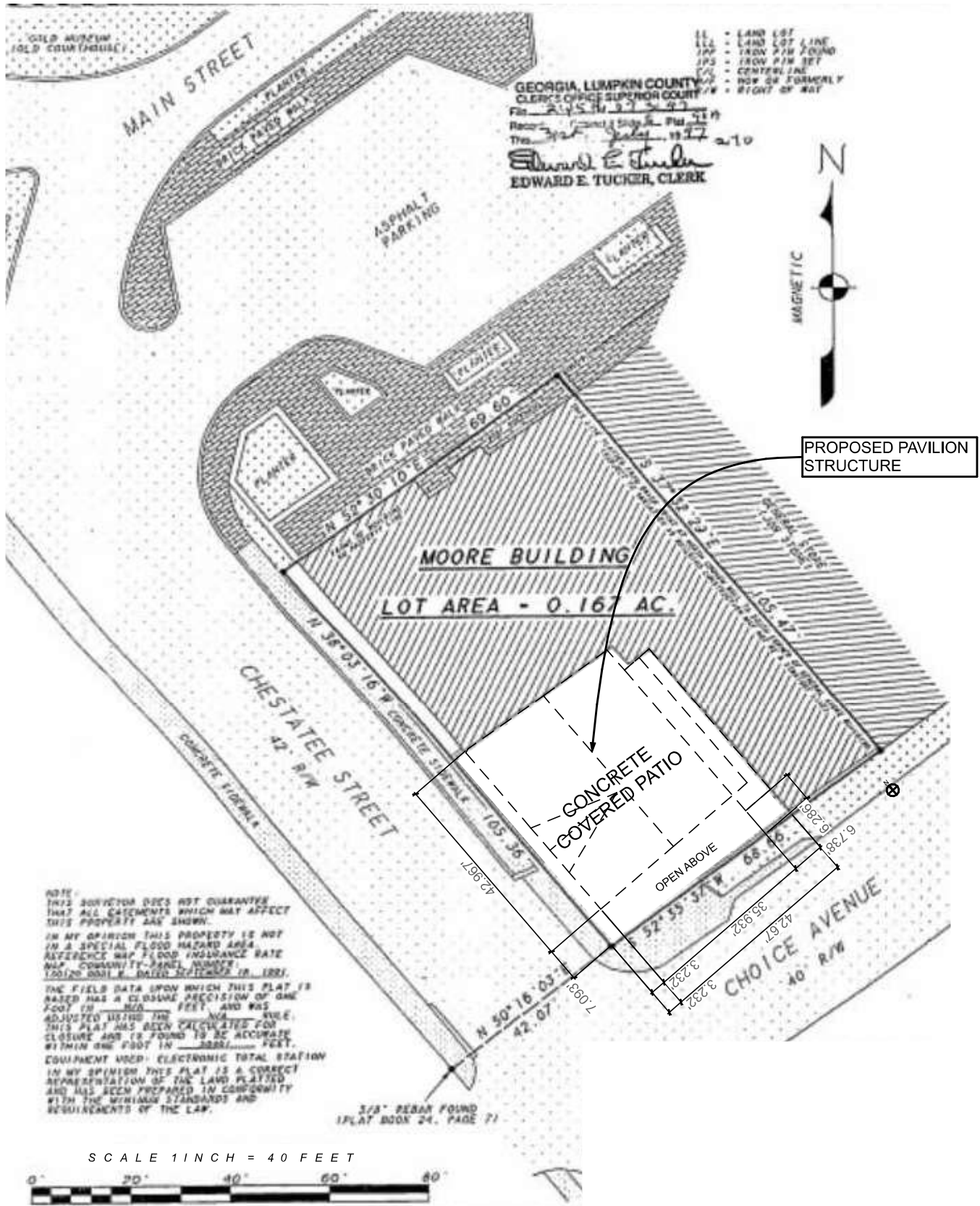


The Undergroup | Renovation
 16 Public Square E
 Dahlonega, GA 30533

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



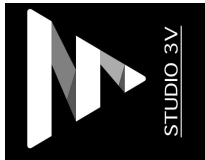
The Underground | Renovation
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HISTORIC | REGULATORY APPROVAL ONLY.
 NOT FOR PERMITTING, OR CONSTRUCTION

ISSUED:
Site - Proposed
SK02

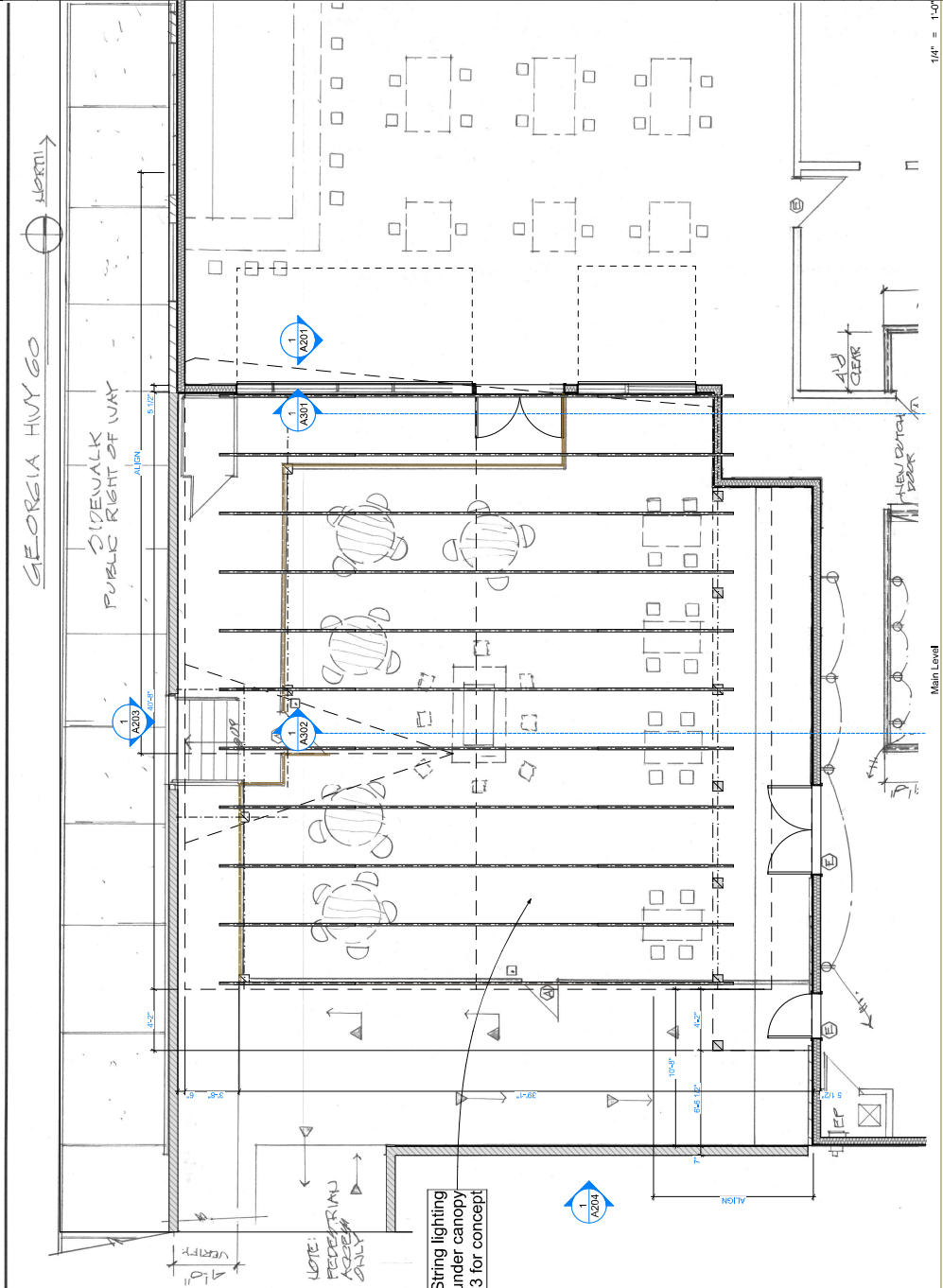
- Description of design and materials for all new exterior features
- Roofing: Standing Seam Metal, 1" Seams
- Doors: Store Front, Extruded Alum
- Windows: Existing
- Pickets: 2x2 Pressure Treated Wood
- Handrails: Pressure Treated Wood, 2" Pipe Rail where required
- Ramps: Concrete Ramps per ADA, 2"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

CHOICE
S. CH...

Roll up
doors

16x7

8x7



RIGHT
TURN
ONLY

ONE
WAY



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

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. Renderings show that the existing stone façade under each existing window will be removed to accommodate the garage doors. 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. An existing patron area of about 1,550 square feet will be sheltered by this structure.

Recommendation:

Staff recommends approval of the requested COA. Details of the building proposal should be considered before a decision of approval.