



**HISTORIC PRESERVATION COMMISSION
THURSDAY, JULY 11, 2019
9:00 AM
DALTON CITY HALL**

A G E N D A

Call to Order

Minutes

- [1.](#) Regular Meeting Minutes of June 13, 2019

New Business

- [2.](#) John Davis - 308 S. Hamilton St. - Docket 109-HPC
New Storefront Façade
- [3.](#) Barrett Development Strategies - 307 S. Hamilton St. - Docket 113-HPC
Rehabilitation of Façade
- [4.](#) Elisabeth Rice & Gennie Dasinger - 105 & 107 Cuyler St. - Docket 114-HPC
Renovate front façade

Miscellaneous Business

Announcements

5. Next HPC Meeting - August 8, 2019

Adjournment



HISTORIC PRESERVATION COMMISSION MEETING

MINUTES
THURSDAY, JUNE 13, 2019
9:00 A.M.
DALTON CITY HALL

Call to Order: Meeting called to order at 9AM by Chairman Jeff Granillo.

Attending: Jeff Granillo, Cathy Snyder, Reed Fincher, Joanne Lewis, Kathryn Sellers, Kimberley Witherow, George Woodward, Catherine Edgemon, Chris and Susan Beck, Roger and Amy Brock, and Caleb Carnes.

Minutes of May 9, 2019: motion by Cathy Snyder, second by Joanne Lewis, to approve minutes as submitted. Motion passed.

John Davis – 308 S. Hamilton St. – Docket 109-HPC

Mr. Davis was not present, therefore his request was tabled.

Chris & Susan Beck – Bee Hive Books - 330 S. Hamilton St. – Docket 110-HPC

The Beck's presented their request to remove the existing awning and replace the transom windows. The window sizes will be approximately 3x8, 5x8, 3x8 and will be aluminum frame windows. The signage will be very similar to what is on White Cotton across the street. HPC informed the Beck's that signage would need to be approved by the Building Inspector.

On motion by Kathryn Sellers, second by Cathy Snyder, the request was approved as submitted. All were in favor.

Roger & Amy Brock – RBAH, LLC – 504 Fairview Dr. – Docket 111-HPC

The Brock's presented their request to improve the landscaping with boxwoods and shrubs, install an aluminum fence that has the look of wrought iron on each corner of the driveway and across back center area, new exterior doors (new front door with glass panels, new back/kitchen door with glass panels with exterior grids), new board & batten painted wood shutters on the front, back and side windows, install new board & batten awnings, install light at the street to match new front porch light, install trellis over the garage door along with a carriage light, install new patio area with arbor approximately 8x16 in size between house and garage.

On motion by Cathy Snyder, second by Joanne Lewis, the request was approved as submitted. All were in favor.

Caleb Carnes – 230 N. Hamilton St. – Docket 112-HPC

Mr. Carnes presented his request to replace the existing metal garage door on the back of the building with a new glass garage door.

On the motion by Kathryn Sellers, second by Cathy Snyder, the request was approved as submitted. All were in favor.

Miscellaneous Business

Kathryn reported she and Joanne are working on updating the guidelines.

Adjournment: Meeting adjourned at 9:45 a.m.

Next HPC meeting: July 11, 2019.

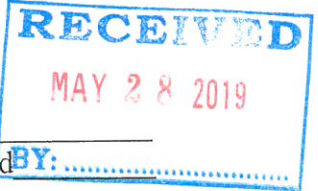
Signed:

Jeff Granillo, Chairman

Kimberley Witherow, Secretary



Application for Certificate of Appropriateness



☐ Pre-Application
☐ Preliminary site visit request
☐ Application

Date Received _____
Hearing scheduled BY: _____

DESIGNATED PROPERTY:

Location of Property (include street address if available): 308 S. Hamilton St Dalton

Tax Map Identification: 12-219-17-007

Name of Applicant: John Davis

Doing Business as (if applicable): Battle Ridge Land Co. LLP

Address of Applicant: PO Box 265 Dalton Ga 30722

Phone: 706-264-3400 Work 706-259-7474 Home

Relationship of Applicant to Property (Lessee, owner): owner

Architect: _____

Address: _____ Phone: _____

Contractor: _____

Address: _____ Phone: _____

Type of Building

☐ Single Family
☒ Commercial
☐ Two Family
☐ Garage
☐ Multi-Family
☐ Office Building

Proposed Work

☐ Addition to existing structure
☐ Repair
☐ Fence/Wall
☐ Parking
☐ Demolish/Move
☐ Alteration to existing structure
☐ New Construction
☐ Landscaping
☐ Sign/Advertising
☐ Other

Is there an application relevant to this property and the subject modifications or improvements pending or contemplated before the Board of Zoning Appeals, City Planning Commission or City Council? If so, please specify: _____

Page two

Who will represent applicant before the Historic Preservation Commission:

Name: John Davis

Title or relationship to applicant: _____

Address: _____ Phone: _____

General description of each modification or improvement:

New Facade

Why is work planned? Termite + Broken Windows

What materials will be used? Metal + Glass

How will the work be performed and what methods of application will be used? _____

Contractor

Will the existing appearance be the same or different? No Explain: _____

it will be like most New Facades

When is the work to begin? Now

What is the anticipated completion date? 1 mo

Signature or owner (where applicable): [Signature]

Name: _____

Print or type

Signature of applicant or agent: _____

Name: _____

Print or type

Mail completed application with supporting documentation to:

City of Dalton, Administration Dept. PO Box 1205, Dalton, GA 30722

TO BE COMPLETED BY CITY STAFF:

Received by R. Williams Docket No. 109-HPC

Date 5-28-19 Tax Map Identification _____

Qualifies for Administrative Review: ☐ Yes ☒ No





DOWNTOWN DALTON DEVELOPMENT AUTHORITY APPLICATION FOR FACADE IMPROVEMENT GRANT

The undersigned hereby request(s) an Agreement from the Downtown Dalton Development Authority indicating its willingness to reimburse the following described project within the Central Business District.

Please Print:

308 S. Hamilton St.

(project location address)

John Davis

(business name, if applicable)

Property Owner ☒

Business Owner ☐

(name of applicant)

Description of project:

New Façade Replacement.

(attach extra sheet if necessary)

5/28/19

(expected date of commencement)

(estimated date of completion)

1. The Applicant hereby agrees that all façade alterations have been approved by the Historic Preservation Commission.
2. The Applicant has read and understands "*Requirements and Procedures for Downtown Businesses*" and "*Procedures for Façade Improvement Grants*".
3. The Applicant agrees that the project will be finalized before reimbursement can be made and all expenditures will be fully documented with proof of payment (original receipts and cancelled checks).
4. The Applicant acknowledges that grants are subject to the policies of the Downtown Dalton Development Authority in place at the time of application and availability of funds in the Façade Improvement Grant program.
5. The Applicant affirms that ad valorem taxes are current and no debts are owed to the City of Dalton or Downtown Dalton Development Authority.
6. Project must demonstrate a return public benefits such as enhanced corridor aesthetics, pedestrian comfort, public safety and resource conservation.

PO Box 265 Dalton GA 30722 706-264-3400 706-259-

(mailing address - if different from above)

(phone)

(fax)

5566

(email)

[Signature]

(signature of applicant)

5/28/19

(date)

OWNERSHIP APPROVAL IF APPLICANT IS A TENANT:

I affirm that I have or represent legal ownership of the above referenced property and hereby acknowledge and permit the alterations referenced by this application.

(signature of owner or representative of owner(s))

(date)

ATTACH BEFORE APPROVAL: (DDDA use only)

1. _____ Proof of payment of City of Dalton Occupational Tax
2. _____ Detailed cost estimate of renovation project
3. _____ Certificate of Appropriateness (COA) from Historic Preservation Commission
4. _____ Building Permit from Dalton City Building Inspector
5. _____ Other permits if required (i.e., Health, Fire)







Application for Certificate of Appropriateness



☐ Pre-Application
☐ Preliminary site visit request
☒ Application

Date Received _____
Hearing scheduled _____

DESIGNATED PROPERTY:

Location of Property (include street address if available): _____

307 South Ham. Hwy, Dalton, GA 30720

Tax Map Identification: _____

Name of Applicant: Barrett Development Strategies, LLC.

Doing Business as (if applicable): _____

Address of Applicant: 1515 Abutment Rd, Dalton, GA 30721

Phone: 706-279-1380 Work _____ Home _____

Relationship of Applicant to Property (Lessee, owner): General Partner

Architect: Artech Design Group, Inc.

Address: 1410 Cowart St, Chattahoochee, GA Phone: 423-265-4313

Contractor: TBD

Address: _____ Phone: _____

Type of Building

☐ Single Family
☐ Commercial
☐ Two Family
☐ Garage
☒ Multi-Family
☐ Office Building

Proposed Work

☐ Addition to existing structure
☒ Repair
☐ Fence/Wall
☐ Parking
☐ Demolish/Move
☒ Alteration to existing structure
☐ New Construction
☒ Landscaping
☒ Sign/Advertising
☐ Other

Is there an application relevant to this property and the subject modifications or improvements pending or contemplated before the Board of Zoning Appeals, City Planning Commission or City Council? If so, please specify: NO

Page two

Who will represent applicant before the Historic Preservation Commission:

Name: Barry Slaymaker

Title or relationship to applicant: Vice President of General Partner

Address: 1515 Abutment Rd, Dalton, GA Phone: 706-279-1380

General description of each modification or improvement:

Rehabilitation of primary facade. Alteration to
secondary facade and addition of windows

Why is work planned? Adaptive reuse of property

What materials will be used? Various appropriate materials

How will the work be performed and what methods of application will be used? _____

Generally accepted construction means and methods

Will the existing appearance be the same or different? Different. Explain: _____

Conversion of property to multi-family requires the addition
of various windows and openings.

When is the work to begin? Fall 2019

What is the anticipated completion date? Spring 2020

Signature or owner (where applicable): [Signature]

Name: Barry Slaymaker, VP
Print or type

Signature of applicant or agent: _____

Name: _____

Print or type

Mail completed application with supporting documentation to:

City of Dalton, Administration Dept. PO Box 1205, Dalton, GA 30722

TO BE COMPLETED BY CITY STAFF:

Received by K. Witherow

Docket No. 113-HPC

Date 6-28-19

Tax Map Identification _____

Qualifies for Administrative Review: ☐ Yes ☒ No

GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) - HISTORIC PRESERVATION DIVISION (HPD)
PART A – PRELIMINARY CERTIFICATION (CONTINUED)

Historic name of property (if known): Belk Gallant

Address: 307 South Hamilton St

City: Dalton

County: Whitfield

Zip: 30720-0000

2. **Detailed Project Description:** Use the following spaces to describe the proposed rehabilitation work. In the top portion of each space, note an Architectural/Building Feature and describe its current physical/visual condition. In the bottom portion of the space, describe the planned work and impact (resulting in its final condition) to the feature; if there is no change or impact to a feature, write "No Changes." Photos illustrating associated existing conditions should be listed in the space provided (see application instructions and *Photo-Documentation Guidelines* for additional information about appropriate photo-documentation of your project).

NOTE: BE AS SPECIFIC AND DETAILED AS POSSIBLE IN ALL WORK DESCRIPTIONS. PLEASE DO NOT LIMIT WORK DESCRIPTIONS TO THE NUMBER OF BOXES PROVIDED BELOW. BOXES DO NOT EXPAND, PLEASE CONTINUE INTO THE NEXT BOX IF NECESSARY.

COPY & ATTACH ADDITIONAL PAGES AS NEEDED FOR SCOPE-OF-WORK DESCRIPTIONS

Number: 1 Feature: Primary (West) Façade – Second Level Windows Date of Feature: 1941
Describe existing feature and its condition:

Four historic windows remain at the second level of the primary façade. Each of these windows is a true divided, 25 lite window with single pane clear glass and metal framing. The center of each of these windows has two tilt operable sections, with the top tilting out and the lower section tilting in. A fifth window opening on this level had the original window removed at some time in the past.

Photo Numbers: 1,2,4,5,6,8,10,11,14

Drawing Numbers: A2.1

Describe work and impact on feature:

Existing windows will have any missing glazing replaced with similar materials, and degraded metal framing will be repaired. The metal frames will be repainted. At the opening without a window, a new window will be installed that will be inspired by the existing windows. All five windows will have a secondary, "storm" window installed at the interior of the window to achieve noise and energy requirements.

Number: 2 Feature: Primary (West) Façade – First Level Windows Date of Feature: 1941
Describe existing feature and its condition:

No historic window materials remain at the first level of the primary façade, but structural and historic photograph evidence suggests that the original façade included window openings across the entire elevation, with the exception of columns at each corner and one intermediate location. We also believe that at least some portion of the original window wall was recessed from the main face of the structure. In the northwest corner of the façade, CMU block has been installed for fire rating of a modern interior stairwell.

Photo Numbers: 1,2,3,4,5,7

Drawing Numbers: A2.1

Describe work and impact on feature:

Beginning approximately 10 feet from the northwest corner of the structure, and continuing to the brick column in the southwest corner, we will be installing a new aluminum storefront system. This

storefront system will have an approximately 7 foot section recessed from the main face of the structure. In addition, this storefront system will incorporate the structural column at the near midpoint of the façade, which will be wrapped in aluminum break metal. At the area of CMU infill, we will be installing a new “shadowbox” feature in front of the CMU for a display of the history of the building.

Number: 3 Feature: Primary (West) Façade – Brick Date of Feature: 1941

Describe existing feature and its condition:

The exterior facing of the primary façade is American bond brick in generally good condition with the exception of four areas: there are two cutouts of approximately 18” square at the northwest corner, second level, two cutouts of the same size on the second level southwest corner, eight total modern metal brackets bolted through the brick at the second level, and the first level brick has a modern mastic adhered to it.

Photo Numbers:1,2,3,4,5,6,7,8,9,10,11,12,14

Drawing Numbers: A2.1

Describe work and impact on feature:

At areas of missing brick, new brick and mortar, inspired by the original, will be installed. The eight modern metal brackets will remain and be painted, so as to retain the integrity of the brick underneath. At the main level, modern materials, including mastic, will be mechanically removed with care taken to preserve the integrity of the brick.

Number: 4 Feature: Primary (West) Façade – Precast bands Date of Feature:1941

Describe existing feature and its condition:

There are two existing original precast bands on the primary façade. At the roof level, the coping band is of a clamshell design with rectangular section below, with the band changing to squared with rectangular section below at the furthest north and south two foot sections. The rectangular protrusion of this band has been damaged/removed at the furthest north and south 10 inches to accommodate the precast panels that had been in place. Between the main and second levels, another precast band is in place with a less decorative design than the roof level. This band has also been damaged/removed at the furthest north and south 10 inches to accommodate the precast panels that had been in place. Additionally, there is some minor weathering/damage to this band at the section below the furthest north second level window.

Photo Numbers:1,2,5,6,8,9,11,13

Drawing Numbers: A2.1

Describe work and impact on feature:

So long as we are able to determine that these precast bands are structurally stable, we would like to simply apply a clear sealer for protection and leave the visible damage as it is.

Number: 5 Feature: Primary (West) Façade – Sign Date of Feature: 1941

Describe existing feature and its condition:

The original signage is no longer evident in the structure.

Photo Numbers: 1,2,14

Drawing Numbers: A2.1

Describe work and impact on feature:

We would like to install a new sign, using modern materials, inspired by the original building signage.

Number: 6 **Feature:** Primary (West) Façade – Awning **Date of Feature:** 1941

Describe existing feature and its condition:

The original awning is no longer evident in the structure.

Photo Numbers: 1,2,4,6,14

Drawing Numbers: A2.1

Describe work and impact on feature:

We would like to install a new awning, using modern materials, inspired by the original building signage.

Number: 7 **Feature:** Secondary (North) Façade – Openings **Date of Feature:** 1941

Describe existing feature and its condition:

The existing secondary (north) façade is a painted, American bond brick wall with one modern door opening at the main level, in the 6th structural bay from the primary façade, and one recessed door opening at the 9th structural bay from the primary façade. This façade also includes two modern cloth awnings and three modern wooden fence sections. At the time of construction, this façade, as we see duplicated in the south façade, was constructed without windows. During the period of significance for this district, buildings of this nature were typically constructed to allow for additional buildings to adjoin. While this was in fact the case on the south façade at one time, the north façade was never connected to another structure, although a service station with above ground storage tanks was present in what is now parking lot at the time of construction.

Photo Numbers: 14,15,16,17,18,19,20,21,22,23

Drawing Numbers: A2.1

Describe work and impact on feature:

To allow for light and secondary egress requirements, we will be adding 14 punched storefront openings to this façade; seven at each level. On the main level, each punched opening will include a storefront door, three transoms, one sidelite, and a three sided protruded window area. At the second level, each punched opening will include a storefront system of 4 lites, with one operable, and a three sided protruded window area to match the main level. To support these new openings, structural C channels will be through bolted to the inside of the structure and will frame each of the openings. At the recessed opening in the 9th structural bay, the existing modern storefront will be

replaced with new modern storefront. The door in the 6th structural bay will be relocated to the second structural bay.

Number: 8 **Feature:** Secondary (North) Façade – Brick **Date of Feature:** 1941

Describe existing feature and its condition:

Existing painted American bond brick in good condition.

Photo Numbers: 14,15,16,17,18,19,20,21,22,23

Drawing Numbers: A2.1

Describe work and impact on feature:

We will scrape off any loose or flaking paint and will repaint this façade.

Number: 9 **Feature:** Secondary (South) Façade - Brick **Date of Feature:** 1941

Describe existing feature and its condition:

Existing painted American bond brick in good condition.

Photo Numbers:

Drawing Numbers: A2.2

Describe work and impact on feature:

No work on this façade. This is a party wall and the property line is in the middle of the wall.

Number: 10 **Feature:** Tertiary (East) Façade – Second Level Windows **Date of Feature:** 1941

Describe existing feature and its condition:

There are six existing windows at this level on the tertiary façade. Five of the windows are true divided lite, 40 lite windows, with single pane glass and a center operable section of 20 lites that tilt in at the top. Several pieces of glazing are missing or are broken and the steel framing of the window is in poor, but repairable condition. The sixth window is near the southeastern corner and is a true divided lite, 12 lite window. The steel framing on this windows is in poor, but potentially repairable condition, and is missing several pieces of glazing. Operability of the windows on this façade does not allow for secondary means of egress as required by the Authority Having Jurisdiction.

Photo Numbers: 27,28,77,78,79,80

Drawing Numbers: A2.2

Describe work and impact on feature:

The four center existing windows will have any missing glazing replaced with similar materials, and degraded metal framing will be repaired. The metal frames of these windows will be repaired and repainted and these windows will have a secondary, “storm” window installed at the interior of the window to achieve noise and energy requirements. At the northernmost and southernmost windows, the existing windows will be removed per fire marshal and building inspection requirements for a secondary means of egress. At the southernmost window, the opening will have the sill lowered and a new window, meeting egress requirements and made from modern materials,

but inspired by the historic windows will be installed. At the northernmost window, a new window, meeting egress requirements and made from modern materials inspired by the historic window, will be installed.

Number: 11 Feature: Tertiary (East) Façade – Main Level Windows Date of Feature: 1941

Describe existing feature and its condition:

At the main level, no original windows remain, but there is evidence of a modern infill of existing windows.

Photo Numbers: 24,25,26

Drawing Numbers: A2.2

Describe work and impact on feature:

We will reopen the infilled openings and install windows to fit the original opening size. New windows will be of modern materials and will be inspired by the existing window openings above on the second level.

Number: 12 Feature: Tertiary (East) Façade – Brick

Date of Feature: 1941

Describe existing feature and its condition:

Existing painted American bond brick in good condition.

Photo Numbers: 24,25,26,27,28

Drawing Numbers: A2.2

Describe work and impact on feature:

We will scrape off any loose or flaking paint and will repaint this façade.

Number: 13 Feature: Basement Level Interior Partitions Date of Feature: Approx. 1980

Describe existing feature and its condition:

All interior partitions in the basement level, including those abutting the exterior walls are of modern construction.

Photo Numbers: 29,30,31,32,33,34,35,36,37,38

Drawing Numbers: A1.0

Describe work and impact on feature:

All modern partitions will be removed and will be replaced with chain link cages for tenant storage. Exterior walls will be scraped cleaned and remain exposed.

Number: 14 Feature: Basement Level Flooring

Date of Feature: Approx. 1980

Describe existing feature and its condition:

All flooring at the basement level is of modern construction.

Photo Numbers: 29,30,31,32,33,34,37

Drawing Numbers: A1.0

Describe work and impact on feature:

All modern flooring will be removed and concrete floor will be cleaned and remain exposed.

Number: 15 **Feature:** Basement Level Ceiling **Date of Feature:** Approx. 1980

Describe existing feature and its condition:

All ceiling construction at the basement level is of modern construction, including gypsum board finished with a “popcorn” finish and exposed mechanical, electrical, plumbing, and fire sprinkler.

Photo Numbers: 32,33,34,35,36

Drawing Numbers: A7.0

Describe work and impact on feature:

All modern ceiling construction will be removed, cleaned and remain exposed. Any new MEP at the ceiling level will remain exposed.

Number: 16 **Feature:** Main Level Interior Partitions **Date of Feature:** Approx. 1980

Describe existing feature and its condition:

All interior partitions, including those abutting exterior walls, are of modern construction. Behind some of the partitions abutting exterior walls, a degraded plaster coat exists on some of the brick. The plaster is in failing conditions and has generally detached from the brick exterior walls.

Photo Numbers: 39,41,42,43,44,45,46,47,48,52

Drawing Numbers: A1.1

Describe work and impact on feature:

All modern partitions, including those abutting the exterior walls, will be removed. New interior partitions will be of modern material and aesthetic and be configured per A1.1. Where present, the failing plaster will be substantially removed from the interior face of the exterior walls. The interior face of the exterior brick walls will remain exposed.

Number: 17 **Feature:** Main Level Floors **Date of Feature:** 1941 and Approx. 1980

Describe existing feature and its condition:

The entire floor of the main level of the building has modern flooring installed, including carpet, VCT, and tile. Our investigations have discovered that historic narrow plank hardwood flooring exists in some sections from column line 5.5 to the east (See A1.1). to the west of this column line, the flooring substrate is concrete. All modern flooring appears to have been installed using either full beds of thinset mortar or flooring adhesive, and has potentially damaged the original flooring.

Photo Numbers: 39,41,44,45,46,47,48,51,52

Drawing Numbers: A1.1

Describe work and impact on feature:

We will remove all modern flooring and attempt to clean the glue and thinset mortar from the plank hardwood flooring. Although unlikely, if we are able to remove the adhesives from the plank flooring, we will refinish the floor and leave exposed. If we are not able to successfully substantially remove the adhesive to a point where the wood can be refinished, then we will install modern flooring over the hardwood plank flooring. To the west of column line 5.5, we will install new modern flooring.

Number: 18 **Feature:** Main Level Ceiling **Date of Feature:** Approx. 1980

Describe existing feature and its condition:

The main level ceiling is of modern construction, with an acoustical grid system suspended below a gypsum board fire barrier, attached to the floor joists of the second level. Mechanical, electrical, plumbing, and fire suppression are encased between the suspended grid system and the gypsum fire barrier.

Photo Numbers: 39,40,42,43,48,49,50

Drawing Numbers: A7.1

Describe work and impact on feature:

We will remove the modern acoustical ceiling in its entirety. The gypsum board layer that is attached to the floor joists of the second level will be maintained and repaired for fire code. New mechanical, electrical, plumbing, and fire suppression will be exposed under the gypsum fire barrier.

Number: 19 **Feature:** Second Level Interior Partitions **Date of Feature:** Approx. 1980

Describe existing feature and its condition:

All interior partitions, including those abutting exterior walls, are of modern construction. In some locations, a degraded plaster coat is visible on some of the interior faces of the exterior brick walls. The plaster is in failing conditions and has generally detached from the brick exterior walls.

Photo Numbers: 53,55,56,57,59,60,61,62,63,64,65,66,67,68,70,71,72,74,75,76 **Drawing Numbers:** A1.2

Describe work and impact on feature:

All modern partitions, including those abutting the exterior walls, will be removed. New interior partitions will be of modern material and aesthetic and be configured per A1.2. Where present, the failing plaster will be substantially removed from the interior face of the exterior walls. The interior face of the exterior brick walls will remain exposed.

Number: 20 **Feature:** Second Level Floors

Date of Feature: 1941

Describe existing feature and its condition:

Approximately 95 percent of the original narrow plank hardwood flooring is intact and in fair to good condition on the second level. The flooring exists at substantially all areas that are not identified as stairwells on drawing A1.2.

Photo Numbers: 53,54,58,59,61,63,65,66,67,74,75

Drawing Numbers: A1.2

Describe work and impact on feature:

All existing hardwood flooring will be cleaned, sanded, and refinished. In the approximately 5% of the floor area where the historic materials are not present, we will install a modern material that has been inspired by the historic material.

Number: 2 Feature: Second Level Ceiling

Date of Feature: Approx. 1980 and 1941

Describe existing feature and its condition:

To the east of column line 6.5, a failing fibrous tile has been installed on lathe attached to the underside of the ceiling joists. It is unknown whether this material is historic or modern in nature, but the system has substantially failed. To the west of column line 6.5(drawing A1.2), a suspended grid acoustic tile system, of modern material, has been installed.

Photo Numbers: 52,53,60,68,69,70,71,72,73,74

Drawing Numbers: A1.2 and A7.2

Describe work and impact on feature:

All modern materials, including suspended grid and the failing fibrous tile system, will be removed from the project. Existing ceiling and roof joists will be cleaned and left exposed in all areas, except stairwells, where the existing suspended grid system will be replaced with similar modern materials.

Photograph Layout on Existing Conditions Plans
307 South Hamilton St
Dalton, GA 30720





BELK-GALLANT LOFTS

307 S. HAMILTON ST
DALTON, GA 30720



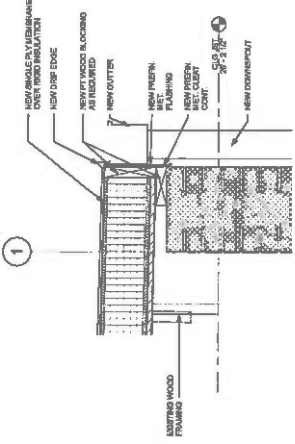
PRELIMINARY

RELEVANT
VERTICAL SCALE

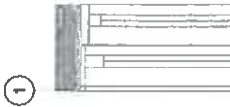
DATE: 10/10/20
DRAWN: J. L. LEE
CHECKED: J. L. LEE

A3.3

ENLARGED DETAILS



1 ENLARGED DETAIL
SCALE: 1/12" = 1'-0"



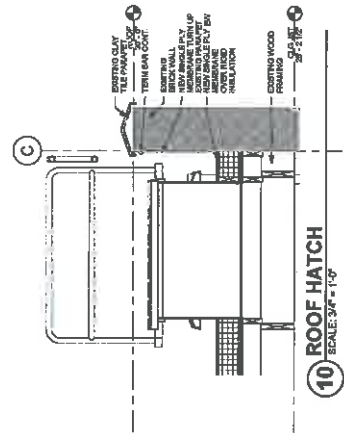
2 ENLARGED DETAIL
SCALE: 1/12" = 1'-0"



3 ENLARGED DETAIL
SCALE: 1/12" = 1'-0"



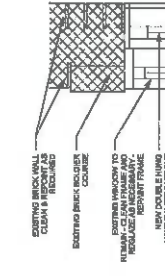
4 ENLARGED DETAIL
SCALE: 1/12" = 1'-0"



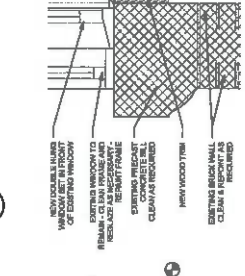
5 ROOF HATCH
SCALE: 3/8" = 1'-0"



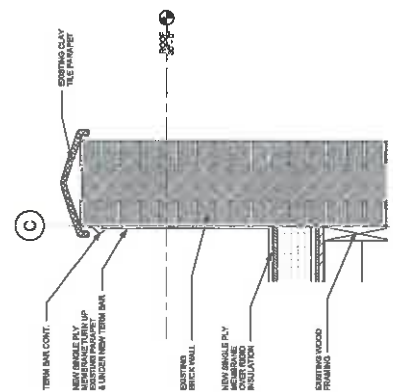
6 ENLARGED DETAIL
SCALE: 1/12" = 1'-0"



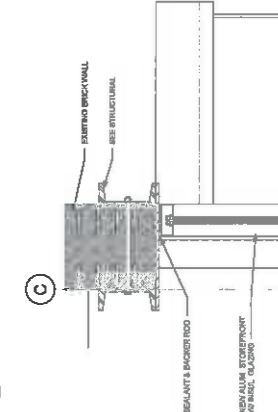
7 ENLARGED DETAIL
SCALE: 1/12" = 1'-0"



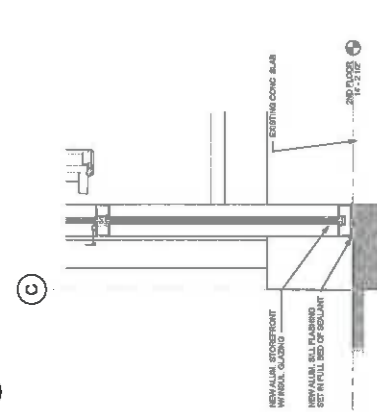
8 ENLARGED DETAIL
SCALE: 1/12" = 1'-0"



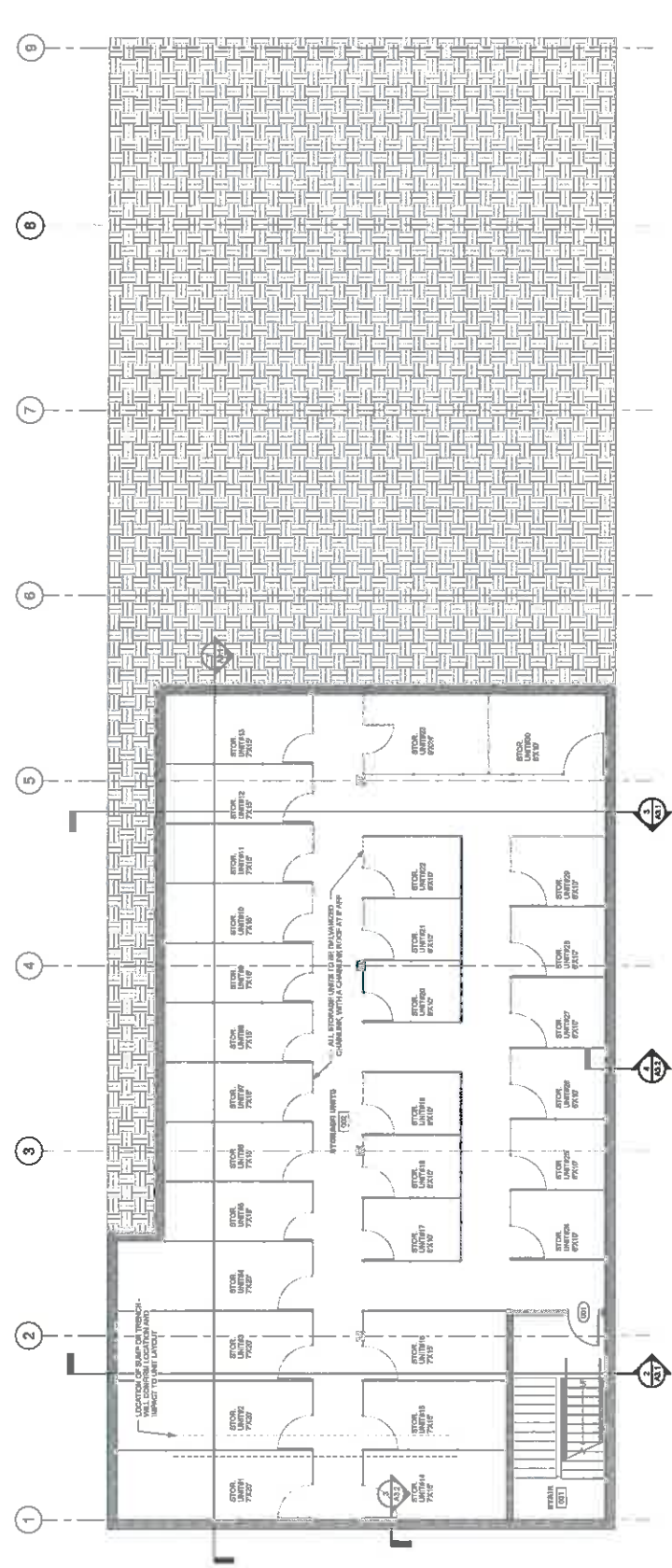
9 ENLARGED DETAIL
SCALE: 1/12" = 1'-0"



10 ENLARGED DETAIL
SCALE: 1/12" = 1'-0"



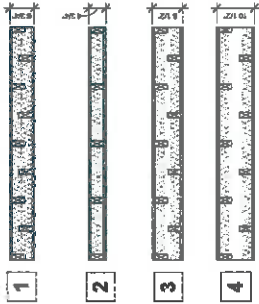
11 ENLARGED DETAIL
SCALE: 1/12" = 1'-0"



1 BASEMENT
 SCALE 1/8" = 1'-0"

WALL LEGEND

SCALE: 3/8" = 1'-0"



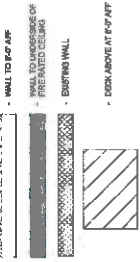
1. 12" MINIMUM 12" WALL - BASE DESIGN OF 12" LONG 2x4 WOOD STUDS SPACED @ 16" O.C. AND STRAPPED IF G.C. AND TWO LAYERS OF 1/2" GYPSUM BOARD. FINISH: INTERIOR AND EXTERIOR. (SEE DETAIL FOR FINISHES)

2. 12" MINIMUM 12" WALL - BASE DESIGN OF 12" LONG 2x4 WOOD STUDS SPACED @ 16" O.C. AND STRAPPED IF G.C. AND TWO LAYERS OF 1/2" GYPSUM BOARD. FINISH: INTERIOR AND EXTERIOR. (SEE DETAIL FOR FINISHES)

3. 12" MINIMUM 12" WALL - BASE DESIGN OF 12" LONG 2x4 WOOD STUDS SPACED @ 16" O.C. AND STRAPPED IF G.C. AND TWO LAYERS OF 1/2" GYPSUM BOARD. FINISH: INTERIOR AND EXTERIOR. (SEE DETAIL FOR FINISHES)

4. 12" MINIMUM 12" WALL - BASE DESIGN OF 12" LONG 2x4 WOOD STUDS SPACED @ 16" O.C. AND STRAPPED IF G.C. AND TWO LAYERS OF 1/2" GYPSUM BOARD. FINISH: INTERIOR AND EXTERIOR. (SEE DETAIL FOR FINISHES)

HATCH LEGEND 1ST FLOOR



BELK-GALLANT LOFTS

307 S. HAMILTON ST
DALTON, GA 30720

ARCHITECT
INTERIORS
ARCHITECTURE
ARCHITECT DESIGN GROUP, INC.
1000 W. HAMILTON ST., SUITE 100
DALTON, GA 30701
770.270.1000

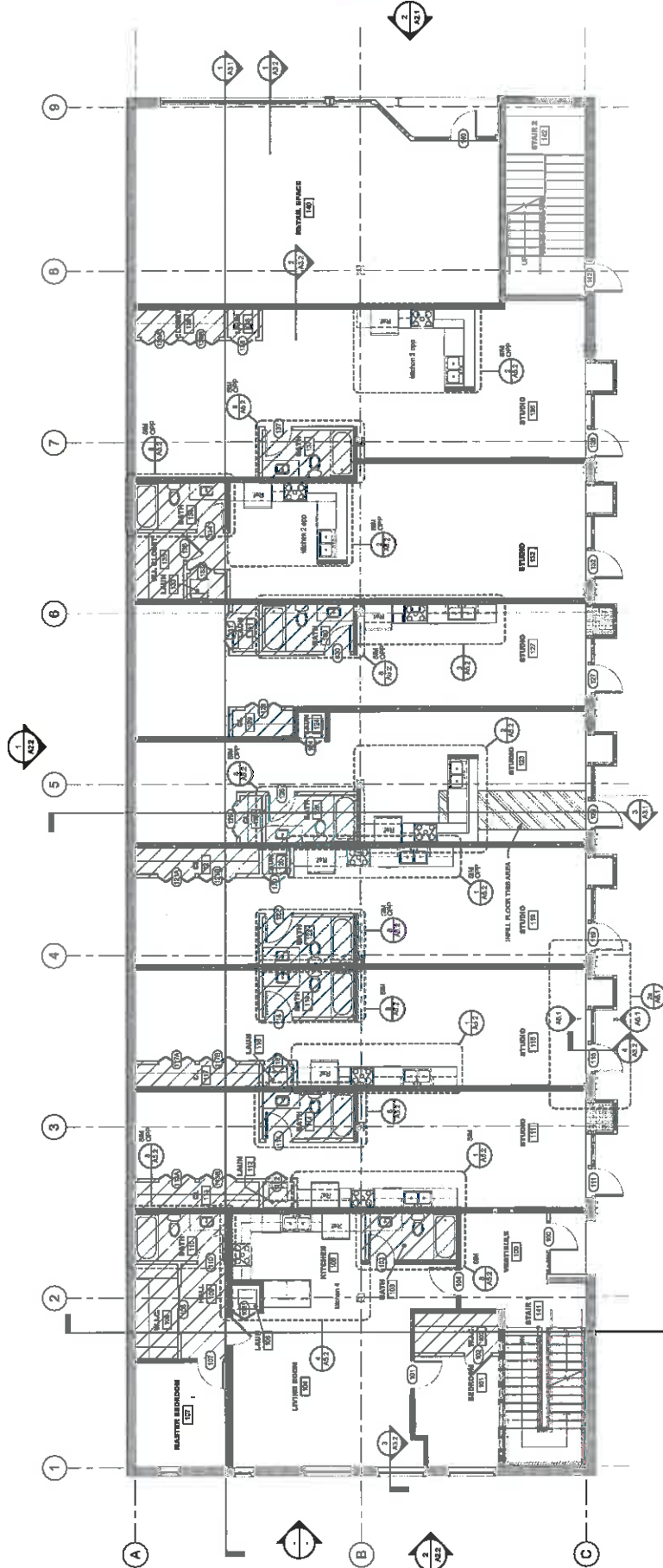
BARRETT
PROPERTIES

PRELIMINARY

USING DATE: 09/19/18
INITIALS: [signature]

307 S. HAMILTON ST
DALTON, GA 30720

A1.1
FIRST FLOOR PLAN



1 1ST FLOOR PLAN
SCALE: 3/8" = 1'-0"

LIGHTING LEGEND

- SURPOSED ON HOOR - MOUNT TO P.A.P.
- TRACK LIGHTING - MOUNTED FROM HANGING CEILING TO P.A.P.
- RECESSED CIL LIGHT
- PENDANT CLUSE - MOUNT TO R.A.F.F.
- PENDANT TRANSDUCER PICTURE - MOUNT TO P.A.P.

GENERAL RCP NOTES 1ST FLOOR

- 1. WHERE SHOWN, MATERIALS NOT INDICATED ARE AS SHOWN TO THE WORKMANSHIP OF THE MATERIALS AND THE QUALITY OF THE CONSTRUCTION TYPE.

ARCHITECTURE
INTERIORS
ARCHITECTS
DALTON, GA 30720
307 S. HAMILTON ST
DALTON, GA 30720

BELK-GALLANT LOFTS

307 S. HAMILTON ST
DALTON, GA 30720



BARRETT PROPERTIES
INTERNAL SCALE 000000

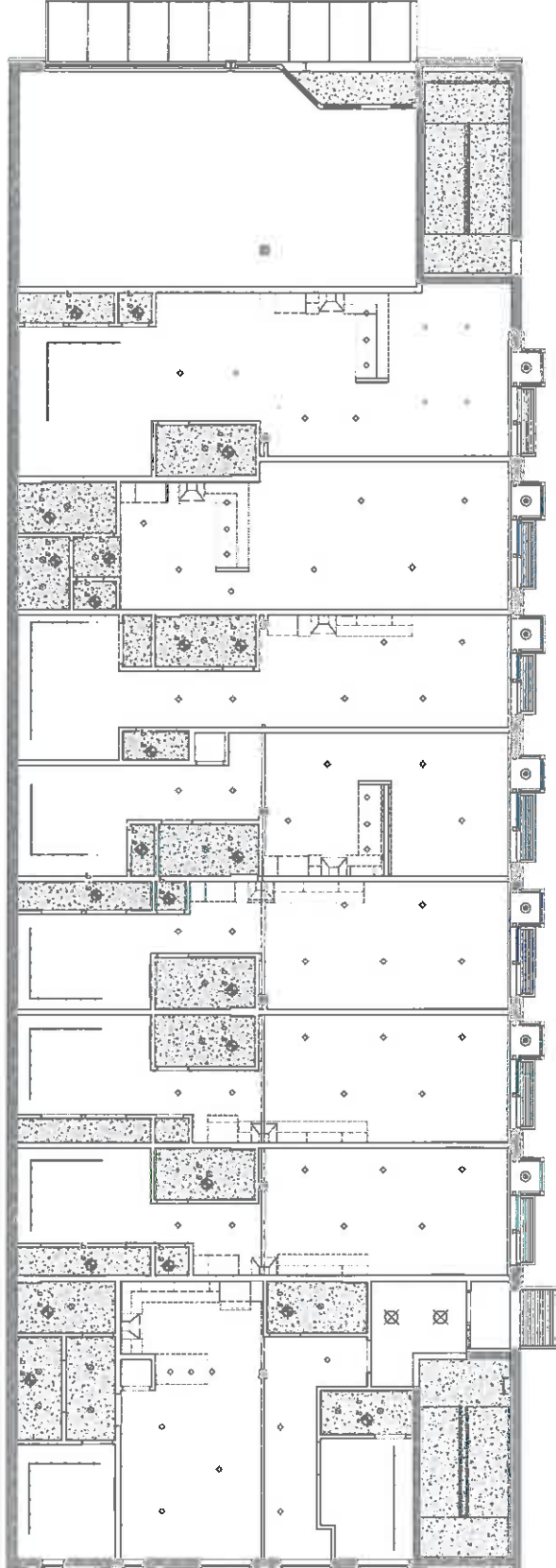
POS. NO. 19-028
DATE 11/11/19
DRAWN BY A.A.P.
CHECKED BY C.H.B.

A7.1
FIRST FLOOR RCP



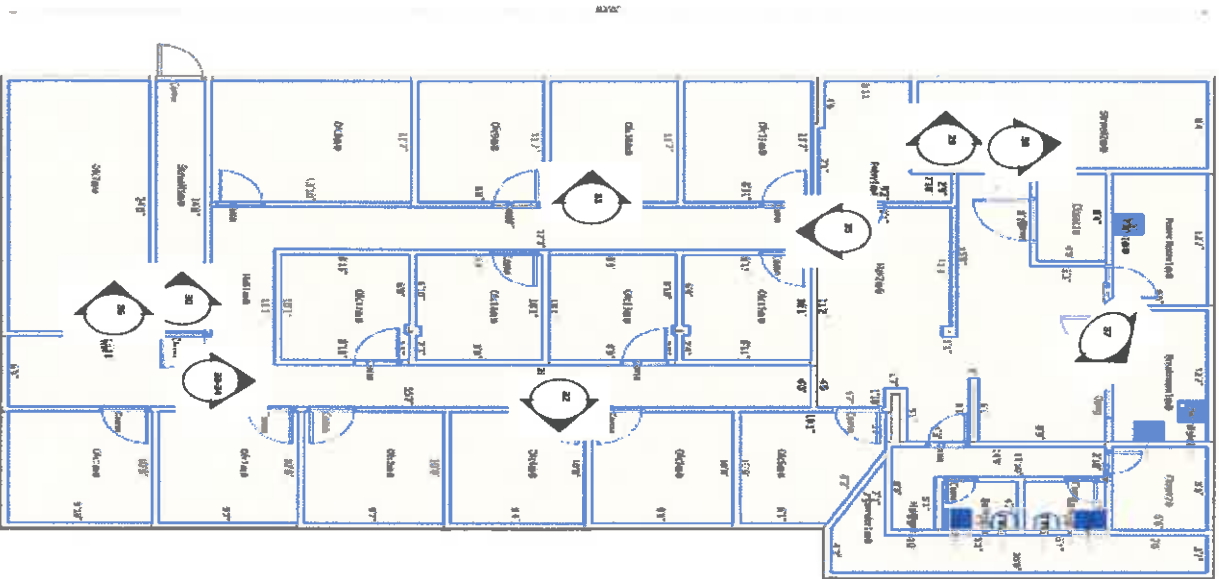
1 1ST FLOOR REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"





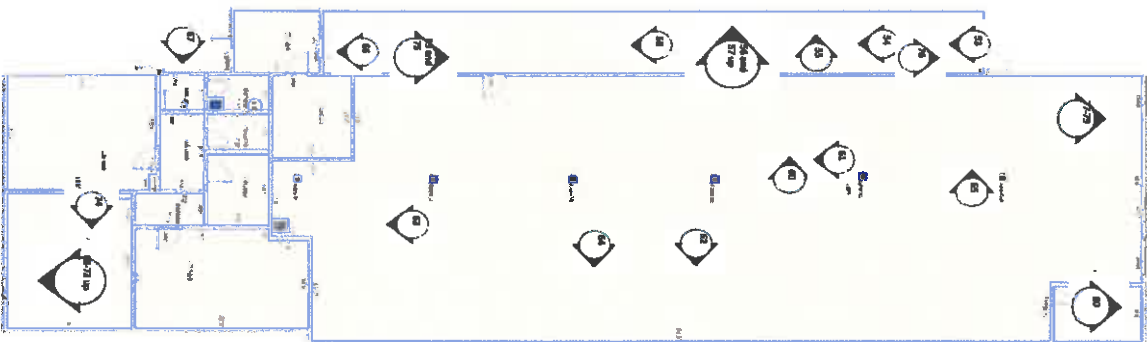
307 South Hamilton Street, Dalton, Georgia Basement Level



307 South Hamilton Street, Dalton, Georgia Main Level



307 South Hamilton Street, Dalton, Georgia Second Level



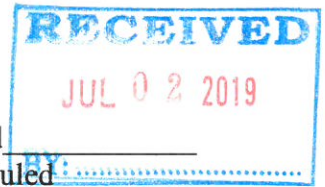








Application for Certificate of Appropriateness



☐ Pre-Application
☐ Preliminary site visit request
☐ Application

Date Received _____
Hearing scheduled _____

DESIGNATED PROPERTY:

Location of Property (include street address if available): 105 and 107 Cuyler St.

Dalton, Ga. (Formerly the "Love Empanadas" location)

Tax Map Identification: Parcel #12-219-17-004 Map # 082

Name of Applicant: Elisabeth Gay Rice and Gennie Dasinger

Doing Business as (if applicable): Gilreath Mill Investments, LLC

Address of Applicant: 113 Sioux Trail Dalton, Ga 30720

Phone: (706) 264-3935 Work _____ Home _____

Relationship of Applicant to Property (Lessee, owner): Owner

Architect: _____

Address: _____ Phone: _____

Contractor: Scott Manis - Creative Remodeling Inc

Address: 1891 Freeport Rd. Dalton, Ga 30720 Phone: (706) 270-1242

Type of Building

☐ Single Family
☒ Commercial
☐ Two Family
☐ Garage
☐ Multi-Family
☐ Office Building

Proposed Work

☐ Addition to existing structure
☐ Repair
☐ Fence/Wall
☐ Parking
☐ Demolish/Move
☐ Alteration to existing structure
☐ New Construction
☐ Landscaping
☐ Sign/Advertising
☐ Other

Is there an application relevant to this property and the subject modifications or improvements pending or contemplated before the Board of Zoning Appeals, City Planning Commission or City Council? If so, please specify: No

Page two

Who will represent applicant before the Historic Preservation Commission:

Name: Elisabeth Gay Rice

Title or relationship to applicant: Owner

Address: 113 Sioux Trail Dalton, Ga. 30720 Phone: (706) 264-3944

General description of each modification or improvement:

Remove stucco exterior only if the original brickwork beneath is structurally sound. If not, paint the stucco. Remove and replace all windows and doors (all glass with black aluminum frame). Doors are currently recessed and will be moved to be flush with the windows and sidewalk. Add straight top aluminum awnings over doors.

Why is work planned? To improve the appearance of the facade, remove mirrored glass that currently reduces visibility into the space and restore to original brickwork.

What materials will be used? 8 new 3X7 windows, 2 standard glass doors, 2 aluminum awnings (size to be determined), paint if necessary for stucco exterior.

How will the work be performed and what methods of application will be used? _____

Remove small portion of stucco first to determine condition of brick.

Will the existing appearance be the same or different? _____ Explain: _____

The windows and doors will be flush (straight line) not recessed. The color of stucco will change if the stucco remains. Addition of two awnings.

When is the work to begin? 08/01/2019

What is the anticipated completion date? 10/01/2019

Signature or owner (where applicable): _____

Name: _____

Signature of applicant or agent: _____

Name: _____

Mail completed application with supporting documentation to:

City of Dalton, Administration Dept. PO Box 1205, Dalton, GA 30722

Received by K. Withers **TO BE COMPLETED BY CITY STAFF:**

Date 7-2-19

Docket No. 114-HPC

Tax Map Identification _____

Qualifies for Administrative Review: ☐ Yes ☒ No



Current facade at
105 + 107 Cuyler Street



- This is a good example of the standard doors & windows that would replace the old ones. Black aluminum framing both doors & windows.

$$1 - 2it = 1mm$$
$$(00) 3 \times 7 \frac{1}{4} 3 \frac{1}{2} 3 \frac{1}{2}$$

(2) 3×7 Ft Doors

(2) Awings -

Straight top -

aluminum

- savings are not to scale in drawing.

105 + 107 Cuyler Street

