



**HISTORIC PRESERVATION COMMISSION  
THURSDAY, MARCH 12, 2020  
9:00 AM  
DALTON CITY HALL  
2ND FLOOR CONFERENCE ROOM**

**A G E N D A**

**Call to Order**

**Minutes**

1. HPC Minutes of December 12, 2019

**New Business**

2. Kimberly Steed - 500 Valley Drive - Docket 127-HPC  
Replace windows, paint exterior, update front porch and landscaping
3. Election of Officers:
  - Chairman
  - Vice-Chairman
  - Secretary
4. Selection of 2019 Outstanding Historic Preservation Projects:
  - Commercial Award
  - Residential Award

**Miscellaneous Business**

**Announcements**

5. Next HPC Meeting - April 9, 2020

**Adjournment**



## **HISTORIC PRESERVATION COMMISSION MEETING**

MINUTES  
THURSDAY, DECEMBER 12, 2019  
9:00 A.M.  
DALTON CITY HALL

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

**In Attendance:** John Hutcheson, Cathy Snyder, Reed Fincher, Joanne Lewis, Kathryn Sellers, and Diane Westmoreland.

**Minutes of November 14, 2019:** motion by John Hutcheson, second by Joanne Lewis, to approve minutes as submitted. Motion passed.

### **Diane Westmoreland – 917 Sunset Circle – Docket 126-HPC**

Ms. Westmoreland presented her request to add an addition to the east end of her entire house. The addition will extend 8 ft. out for a total of 240 sq. ft. and will match current roof line. The existing windows and shutters will be relocated and 3 more windows will be added to the north side wall. The addition will have brick and hardie board siding, new paint, gutters, and architectural shingles to match existing. On motion by Kathryn Sellers, second by John Hutcheson, the request was approved as submitted. All were in favor.

### **Revised Matrix and COA Application**

Reed recommends removing “What methods of application would be used” from the COA Application. On motion by John Hutcheson, second by Reed Fincher, the revisions were approved. All were in favor.

### **Miscellaneous Business**

Regarding the proposed addition at 409 W. Cuyler Street, as previously stated the roof issues of the design need to be addressed by an architect or contractor. We need a plan to scale due to serious consideration of the roof line. It’s a good plan concept, but HPC will need much more detail provided. On motion by John Hutcheson, second by Jeff Granillo, the request was tabled. All were in favor.

Regarding the door replacement at 405 W. Cuyler Street, Reed spoke with the family and they agreed to allow him to repair and repaint the door so no approval will be required.

**Adjournment:** Meeting adjourned at 10:00 a.m.

**Next HPC meeting:** January 9, 2020.

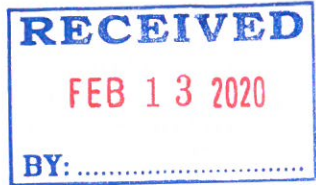
Signed:

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Jeff Granillo, Chairman

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Kimberley Witherow, Secretary



### Application for Certificate of Appropriateness

☐ Pre-Application  
☐ Preliminary site visit request  
☒ Application

Date Received Feb. 13<sup>th</sup>/2020  
Hearing scheduled Feb. 13<sup>th</sup>/2020

#### DESIGNATED PROPERTY:

Location of Property (include street address if available):

500 valley DR. (Dalton, GA.) 30720

Tax Map Identification: \_\_\_\_\_

Name of Applicant: Kimberly A. Steed

Doing Business as (if applicable): Ø (N/A)

Address of Applicant: 500 valley DR. (Residence)

Phone: (404) 934-1780 Work Ø Home

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

Architect: Ø (N/A)

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Sub Contractor: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

#### Type of Building

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

#### Proposed Work

☒ Addition to existing structure  
☒ Repair (windows and fac.)  
☐ Fence/Wall  
☐ Parking  
☐ Demolish/Move

☒ Alteration to existing structure  
☐ New Construction  
☒ Landscaping  
☐ Sign/Advertising  
☒ Other (Painting brick)

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!

Who will represent applicant before the Historic Preservation Commission:

Name: Kimberly A. Steed

Title or relationship to applicant: (myself)

Address: 500 valley DR. Phone: (706) 934-1780

General description of each modification or improvement:

Painting brick/modifying the front porch  
windows replaced  
Stonework on front porch/Landscaping

Why is work planned?

house is dated/needs a refresh

What materials will be used? paint / stone / concrete  
slabs / landscaping plants

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

Subcontractors (licensed)

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

paint color is different (brick)  
Landscaping will be full / organized

When is the work to begin? Springtime (April)

What is the anticipated completion date? hopefully not a lot of  
Rain delays (end of May)

Signature or owner (where applicable): [Signature]

Name: Kimberly A. Steed

Signature of applicant or agent: [Signature]

Name: Kimberly A. Steed Kimberly Steed2@yahoo.com

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. Withers Docket No. 127-HPC  
Date 2-13-20 Tax Map Identification \_\_\_\_\_

Qualifies for Administrative Review: ☐ Yes ☒ No

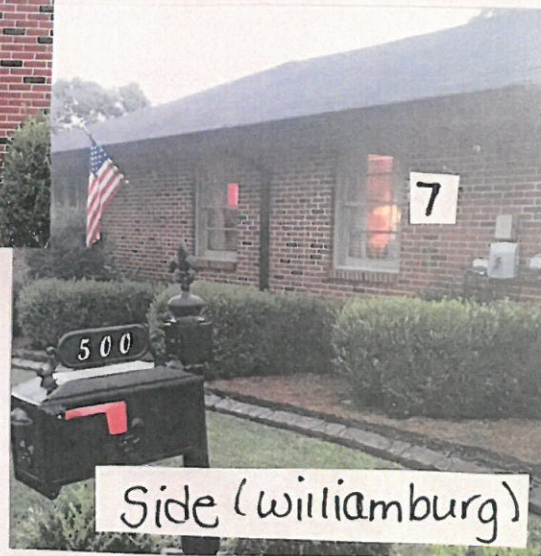
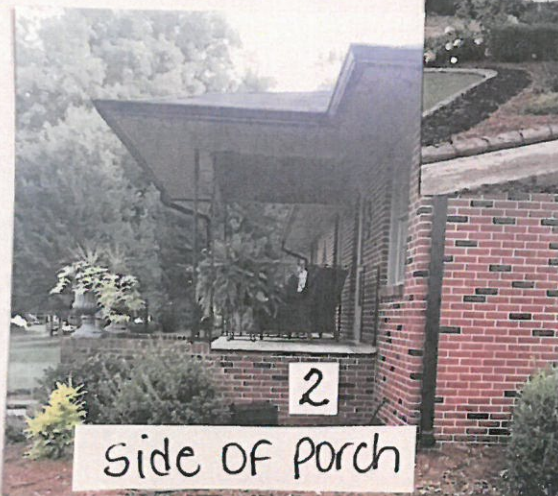
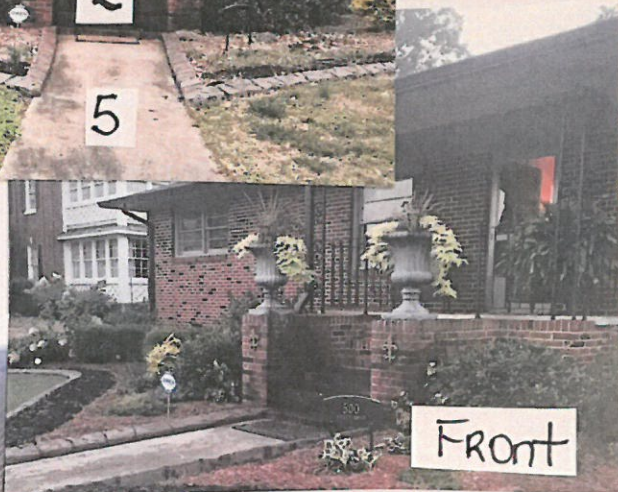






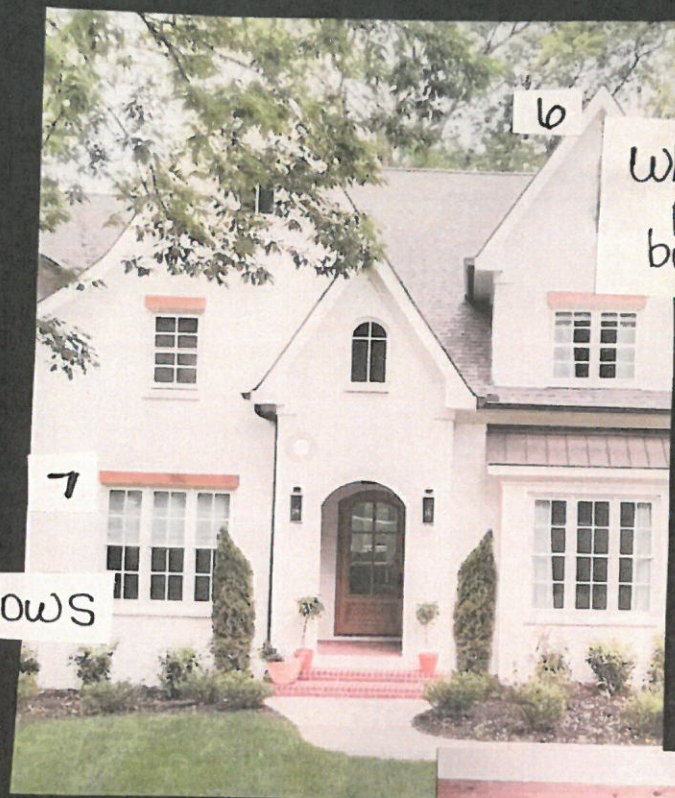






Kimberly Steed  
500 Valley Drive  
Dalton, GA 30721





White/cream  
paint for  
body of house

7  
New windows

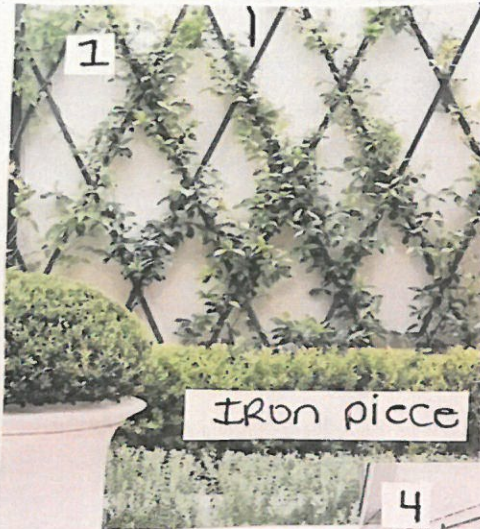
8

wood posts

9

New Door (Front)





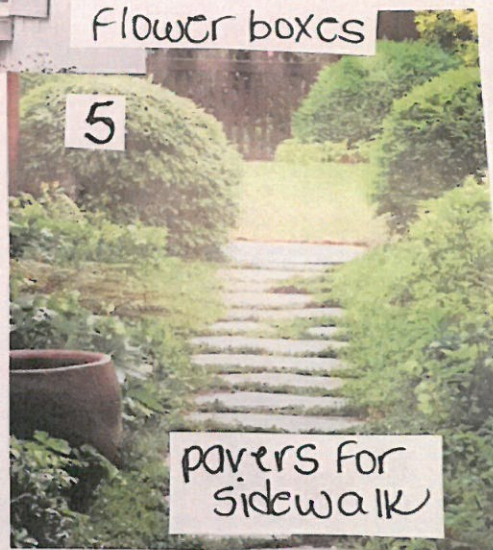
Iron piece



Stacked Stone  
Wheat Stack



Shutters (Light Stain)

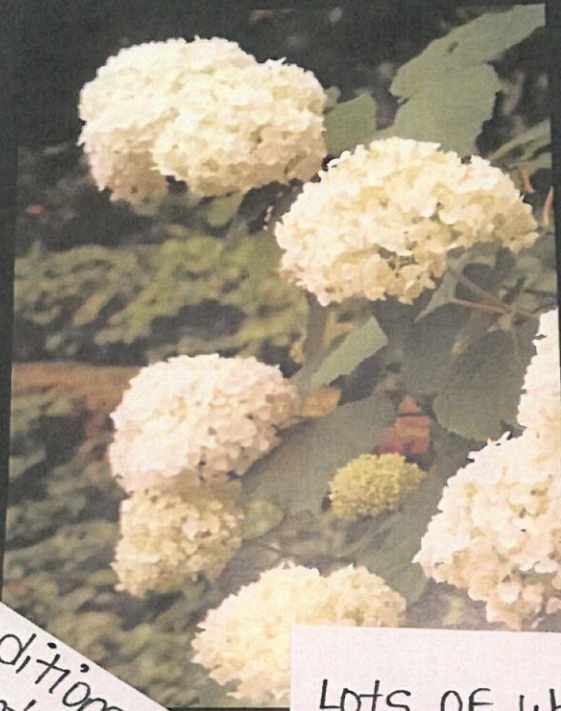


pavers for  
sidewalk

S

Kimberly Stead  
500 Valley Drive  
Dalton, GA 30721





Traditional  
Plantings

Lots of whites  
and filler in  
the large beds/  
boxwoods / crepe  
myrtles







2/14/19, 10:46:31 AM

21670





























## CERTIFICATES OF APPROPRIATENESS 2019

DOCKET #	NAME	ADDRESS	DATE	REQUEST	DECISION
99-103-HPC	Will Pridgen	109, 111 & 113 W. King Street and 115 & 117 N. Hamilton Street	02-14-19	<p>Mr. Pridgen presented his request to replace the 2nd story windows on these buildings. The windows he is presenting will not meet fire code if he were to want to potentially have loft living on the 2nd floor.</p> <p>After discussing all the window options, it was agreed to install wood aluminum clad or aluminum windows at 109 and 111 W. King Street with 2-3 lights. The casement windows will open entirely as a single unit. The glass block will be removed. At 109 W. King, the windows will be casement with solid glass side lights. At 115-117 N. Hamilton the windows will be double hung and match the same configuration. At 113 W. King a solid casement window will be added on the rear of the building. On the ground floor at 109 and 111 W. King the storefront glass will be replaced with aluminum framing and a single ADA door with sidelights. The glass blocks will be removed.</p>	Approved 02-14-19
104-HPC	Jeff Granillo	912 Sunset Circle	02-14-19	<p>To replace 3 second story windows with Pella Architectural Series windows to match windows that were previously replaced. To replace the single kitchen window with two new windows. The exterior door on the back will be replaced and moved to the left and the door will match the existing doors with a new casement window next to the door. The siding will be replaced with custom cedar wood siding that matches the previously replaced siding.</p>	Approved 02-14-19
105-HPC	Curtis & Kristina Callaway	908 Sunset Circle	02-26-19	<p>Add an addition to the side and rear of home. The addition will be added onto the room in the back of the house and will be approximately 558 total sq. ft. The front of the house will remain the same and the addition will be visible from the street along the side of the house where the driveway is located. A master bedroom/bathroom will be on the main level and a bedroom and bath on the 2nd floor. Wood windows with muntins inside to match the existing windows (windows that were non-compliant and previously not approved were installed before historic district designation). The siding will match the existing siding on the dormers and the left side of the house, shutters also to match.</p>	Approved 03-1-19



## CERTIFICATES OF APPROPRIATENESS 2019

DOCKET #	NAME	ADDRESS	DATE	REQUEST	DECISION
106-HPC	Johnny & Diane Westmoreland	917 Sunset Circle	03-6-19	Demolish the existing shed and decking behind their house. The wood decking will be replaced with concrete and a new shed will be constructed that is larger and approximately 18x15 in size. The shed will have hardie board siding and higher pitched roof to match the house and carport. There will be a covered walkway from the house to the building.	Approved 03-14-19
107-HPC	Carolyn Avrett	402 W. Cuyler St.	03-27-19	Reglaze and repair existing windows, replace gutters, repair and paint existing wood siding and replace with LP siding to match where needed, paint shutters, and remove the enclosed walls on the front porch and replace with square wooden columns.	Approved 03-28-19
108-HPC	Christopher & Karun Wozny	601 W. Crawford St.	04-30-19	Install a three-rail, split rail wooden fence on the west side of the property, connecting the current wood fence to the existing chain-link fence. The three-rail fence will extend on the east side of the property from the chain link, northward approximately 150 ft. in the back yard only (wood line behind house). This is proposed to delineate his property boundary lines.	Approved 05-09-19
109-HPC	John Davis	308 S. Hamilton St.	05-28-19	Request to make the storefront façade flush and install a 42" door that opens outward with the approval of the building inspector. Install new aluminum bronze framing windows to match the remodel he completed next door at 310 S. Hamilton. The brick knee wall will also be the same height/level as 310 next door. Mr. Davis stated he intends to preserve the sign and re-use the same awning.	Approved 07-11-19
110-HPC	Chris & Susan Beck	330 S. Hamilton St.	06-03-19	Request to remove the existing awning and replace the transom windows. The window sizes will be approximately 3x8, 5x8, and 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.	Approved 06-13-19

## CERTIFICATES OF APPROPRIATENESS 2019

DOCKET #	NAME	ADDRESS	DATE	REQUEST	DECISION
111-HPC	Roger & Amy Brock	504 Fairview Dr.	06-07-19	Improve 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.	Approved 06-13-19
112-HPC	Caleb Carnes	230 N. Hamilton St.	06-10-19	Request to replace the existing metal garage door on the back of the building with a new glass garage door.	Approved 06-13-19
113-HPC	Barrett Development	307 S. Hamilton St.	06-28-19	Request to rehabilitate the primary façade, alteration to secondary façade and addition of windows. The rehabilitated building will feature apartments and will be 10% commercial on the 1st floor. The proposed detailed changes are included in the attached renderings and application submitted to HPD which is a part of these minutes. The request was approved as submitted via HPD application and pending HPD approval. If anything were to be changed by HPD, Mr. Slaymaker was informed to come back before HPC with the changes.	Approved 07-11-19
114-HPC	Gennie Dasinger and Elisabeth Gay Rice d/b/a Gilreath Mill Investments, LLC	105 & 107 Cuyler St.	07-02-19	Request to proceed with removing the arches, painting the stucco and replacing the windows and doors with black aluminum framing as presented in their application. After consulting with the Building Inspector, the storefront would remain recessed.	Approved 07-11-19
115-HPC	John Davis	101 W. Waugh St.	08-08-19	Request to install new aluminum bronze framing windows with divided glass similar to what he has done at 308 and 310 S. Hamilton St. Repair or remove the spandrel glass tiling above the windows and remove the metal awnings and replace the end door with a solid door.	Approved 08-23-19



## CERTIFICATES OF APPROPRIATENESS 2019

DOCKET #	NAME	ADDRESS	DATE	REQUEST	DECISION
116-HPC	John Davis	103 W. Waugh St.	08-08-19	Request to install new aluminum bronze framing windows with divided glass similar to what he has done at 308 and 310 S. Hamilton St. Repair or remove the spandrel glass tiling above the windows and remove the metal awnings and replace the end door with a solid door.	Approved 08-23-19
117-HPC	John Davis	267 N. Hamilton St.	08-08-19	Request to replace the storefront glass at 267 N. Hamilton Street with bronze frame storefront windows on the first floor only, repaint the stripe above the awning, and repair and paint the awning. The side window will be split or solid.	Approved 08-23-19
118-HPC	Juan Lama	248 N. Hamilton St.	09-20-19	Approval of bronze aluminum frame windows previously installed on the upper back of the building and vinyl clad double hung windows on the upper north side of the building due to fire code concerns and the attempt to match the original windows. The commission noted due to this special consideration and circumstance, it doesn't set a precedent.	Approved 09-23-19
119-HPC	Steve & Tammy Herndon d/b/a Herndon Properties	401 Valley Dr.	09-24-19	Replace all the windows on the house as they are all rotted. The windows will be replaced with Neverot cellular PVC windows by Central Woodwork. He proposes to leave the existing trim and replace the sashes. The roof will also be replaced with GAF Timberline architectural charcoal shingles.	Approved 10-10-19
120-HPC	Rowland Albertson	603 Kenilworth Ct.	10-04-19	Request to construct a gabled roof/screened porch to match the existing roof line over the approximately 17x15 wooden deck on the west side of home.	Approved 10-10-19
121-HPC	Rodney Kendrick	507 W. Walnut Ave.	10-04-19	Construct a 6 or 8 ft. wooden privacy fence with decorative top along his back yard and along new concrete area. It would be stained the same color as his pergola.	Approved 10-10-19
122-HPC	Carrington Akins	514 Fairview Dr.	10-11-19	Permission to replace rotted bathroom window on the back of the house. Replacement window will be an aluminum clad Windsor pinnacle series exterior color black Ogee or Short Putty grille divided lite window.	Approved 10-23-19

## CERTIFICATES OF APPROPRIATENESS 2019

DOCKET #	NAME	ADDRESS	DATE	REQUEST	DECISION
123-HPC	Ben Temples	124 Valley Dr.	11-01-19	Permission to add a single carriage style garage door to the front of the garage. Rebuild the wooden steps to the entrance door which will include a small landing/porch with wood or wrought iron railings and extend the current wood and shingle awning all the way across the porch. A double hung window with exterior muntins to match the original windows with the same 6/6 configuration will be added on the side of the garage, next to the entrance door.	Approved 11-14-19
124-HPC	FUMC – Westcott House	504 S. Thornton Ave.	11-04-19	Permission to slope the 2nd floor roof on the Westcott house, in front of the upper windows only, 5 inches for drainage purposes. The existing roof is currently flat in this area. It will be covered with black architectural shingles to match the existing roof.	Approved 11-14-19
125-HPC	Eric & Jennifer Weaver	409 W. Cuyler St.	11-18-19	Demolish existing garage and build new 2 car garage with master bedroom and bath above and connect to existing house.	Tabled
126-HPC	John & Diane Westmoreland	917 Sunset Circle	12-02-19	Permission to add addition to east end of house. The addition will extend 8 ft. out for a total of 240 sq. ft. and will match current roof line. The existing windows and shutters will be relocated and 3 more windows will be added to the north side wall. The addition will have brick and hardie board siding, new paint, gutters, and architectural shingles to match existing.	Approved 12-12-19