



**HISTORIC PRESERVATION COMMISSION MEETING  
THURSDAY, SEPTEMBER 21, 2023  
9:00 AM  
DALTON CITY HALL  
2ND FLOOR CONFERENCE ROOM**

**AGENDA**

**Call to Order**

**New Business:**

1. Approval of August 10, 2023 Minutes
2. Morris & Lisa Gosa - 402 Valley Drive - Docket 20-HPC  
Replace windows and roof

**Miscellaneous Business**

**Announcements:**

3. Next HPC Meeting - October 12, 2023

**Adjournment**



## HISTORIC PRESERVATION COMMISSION MEETING

MINUTES  
AUGUST 10, 2023  
9:00 A.M.  
DALTON CITY HALL  
2<sup>ND</sup> FLOOR CONFERENCE ROOM

### **Call to Order:**

The meeting was called to order at 9:00 AM. Chairman Granillo welcomed new city council liaison Steve Farrow to the meeting and thanked him for joining the commission.

**Attendance:** Commission Members Jeff Granillo, Reed Fincher, Liz Caperton, and Joanne Lewis. Also attending were Kimberley Witherow, Andrew Parker, Steve Farrow and Sabrina Roberts.

### **Minutes:**

On motion by Liz Caperton, second by Joanne Lewis, the July 13, 2023 minutes were approved.

### **New Business:**

#### **Sabrina Roberts - 607 Murray Hill Drive - Docket 19-HPC:**

Ms. Roberts presented her request to build a double carport featuring 4 wooden posts and flat roof membrane at the end of her driveway. This will be similar to other carports in the district.

On motion by Liz Caperton, second by Reed Fincher, the request was approved as presented. All were in favor.

### **Miscellaneous Business:**

Andrew Parker reported he had reached out to the Chicora Foundation, a consultant on cemetery preservation, in regards to a Master Plan for West Hill cemetery.

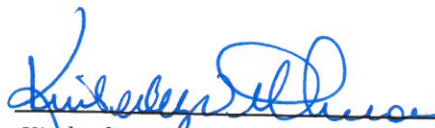
Chairman Granillo mentioned that he, Reed and Liz will be attending the statewide conference in Augusta on September 13-15 and we may need to look at rescheduling the next HPC meeting on September 14, but will wait to see if there are any applications received for the meeting first.

**Adjournment:** Meeting adjourned at 9:15 a.m.

**Next HPC Meeting:** Thursday, September 14, 2023.

Signed:

\_\_\_\_\_  
Jeff Granillo, Chairman

  
Kimberley Witherow, Secretary



**Application for Certificate of Appropriateness**

\_\_\_\_ Pre-Application  
\_\_\_\_ Preliminary site visit request  
\_\_\_\_ Application  
\_\_\_\_ Plans & Drawings to scale, photographs,  
and other necessary documentation

Date Received 9-1-23  
Hearing scheduled 9-21-23  
Application should be received 10 days  
prior to a scheduled meeting on the 2nd  
Thursday of each month

**Property to be considered:** Address of Property: 402 Valley Drive, Dalton, GA 30720

**Tax Map Identification (Parcel#):** Lot #2 of the Murray Hill Subdivision

**Name of Applicant:** Morris R. Gosa and Lisa B. Gosa

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

**Address of Applicant:** 402 Valley Drive, Dalton, GA 30720

**Cell:** 470-564-4108 (Lisa) 404-219-5982 (Morris)

**Work/Home:** Same as Cell

**Email:** [lbgoa@gmail.com](mailto:lbgoa@gmail.com), [morrisrgosalc@gmail.com](mailto:morrisrgosalc@gmail.com)

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

**Architect:** N/A

**Contractors:**

1. (Window Manufacturer) Windowcrafters, 2033 Tucker Industrial Road, Tucker, GA 30084, 770-723-9900
2. (Window Installation) – H & H General Construction, 653 Forest Ridge Drive SE, Marietta, GA 30067, 404-552-8256
3. (Roof) Bagley Roof Remodeling and Home Improvement, 4992 Muse Road, Resaca, GA 30735, 706-913-5730

**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: \_\_\_\_\_

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: Morris R. Gosa and Lisa B. Gosa

**Title or relationship to applicant:** Owners

**Address of Applicant:** 402 Valley Drive, Dalton, GA 30720

**Cell:** 470-564-4108 (Lisa), 404-219-5982 (Morris)

**(Windows) Describe the proposed scope of the project and the work in detail:**

1. (Windows).
  - a. First floor windows – replace damaged windows on the first floor of the home with Windowcrafters 700 series double hung window. Double pane vinyl with grids between glass, with no grid pattern change.  
Similar windows are installed at 302 Valley Drive and 411 Cuyler. Both homes are located in Murray Hill Historic District. Window installation process will be the exact same manner as existing windows with aluminum cladding on exterior wood surround.  
  
NOTE: The louvered windows and door on the entry porch will stay as is. No change.
  - b. Second floor windows – replacement of (3) diamond and (4) 6 lite fixed sash windows with Windowcrafters 400 series sash fixed window. Double pane, sash picture windows with grids between the glass with no grid pattern change. Remaining Second Floor windows will be same as first floor Windowcrafters 700 series double hung window. Double pane with grids between glass with no grid pattern change.



**Describe the condition of the areas that would be improved:**

**1. (Windows)**

- a. The current old single pane windows are rotten, falling apart, and most are beyond repair. Single pane windows are not energy efficiency and provide no insulation or thermal properties. The true divided light diamond grid windows sash picture windows on second floor cannot be repaired and are a hazard as glass pieces are falling out.
- b. Window pose fire hazard as they will not open

**What materials will be used?**

1. (Windows) Specific models and profiles of windows/doors, brand and manufacturer, specific type of roofing or siding, etc.
  - a. 700 series double hung vinyl windows. See 700 series brochure.
  - b. 400 series sash fixed windows. See 400 series brochure.
  - c. 489 series information.

**How would the work change the appearance of the building?** No

**When would the work begin?** Mid-October 2023. Exact date TBD.

**What would be the anticipated completion date?** One day

**(Roof) Describe the proposed scope of the project and the work in detail:**

1. The roof will be installed by Robert Bagley, Bagley Roof Remodeling using Atlas Pinnacle Shingles. Material to be provided by John's Lumber and Building Supply
2. Lay tarps to protect landscaping.
3. Remove existing shingles.
4. Re-nail decking.
5. Install ice and water shield in roof valleys.
6. Install synthetic felt paper.
7. Install drip edge around perimeter of roof.
8. Install limited lifetime ATLAS architectural shingles – Atlas Pinnacle Pristine Shingles – Color Hearthstone (grey blend) similar to existing roof color.
9. New pipe flanges.
10. Cut and install ridge vent.
11. Lay tarps to protect landscaping.
12. Use magnets to pick up any loose nails.

**What materials will be used?**

1. Atlas Pinnacle Pristine Architectural Shingles in Hearthstone [Choose Your Shingles | atlasroofing.com](https://atlasroofing.com)

**How would the work change the appearance of the building?** No

**When would the work begin?** Late September or Early October 2023. Exact date TBD.

**What would be the anticipated completion date?** One day

Signature or owner (where applicable):

Name (Print or type):

Signature of applicant or agent:

Name (Print or type):

Return completed application with all supporting documentation to: [kwitherow@daltonga.gov](mailto:kwitherow@daltonga.gov) or City of Dalton, Administration Dept., 300 West Waugh Street, Dalton, GA 30720

TO BE COMPLETED BY CITY STAFF: Received by K. Witherow Docket

No. 20-HPC Date 9-1-23 Qualifies for Administrative

Review: Yes ☒ N







B WIN40

I WINDOWCRAFTERS VINYL WINDOW FACTORY

L 2033 TUCKER INDUSTRIAL RD.

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T TUCKER

O

GA 30084

Fax: 770-723-9902

S WINDOWCRAFTERS VINYL WINDOW FACTORY

H 2033 TUCKER INDUSTRIAL RD

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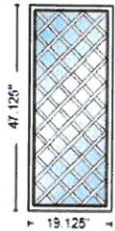
GA 30084

Phone: 770-723-9900

Fax: 770-723-9902

Purchase Order	Est. Completion Date	Ship VIA	FOB	Freight	Terms	Sales Person
QUOTE 8-14-23 SARAH	1/1/0001	BEST WAY	FACT	PPA	Net 30	
Line Item	Frame	Glass				
Qty: 3 100-1	<p>- Unit Type = Complete Unit</p> <p>*** Dimensions *** Width = 19.125, Height = 47.125</p> <p>*** Frame *** Frame = CBP489 SASH, Frame Color = CHELSEA CREAM WHITE, Bead = CBP446 SINGLE WALL GLAZING BEAD, CHELSEA CREAM WHITE</p> <p>*Glass sizes * Width: 16.875, Height: 44.875</p>	<p>*** Glass *** Double Insulated, Annealed, Cardinal 366, Number of Low E Coats = One Coat, Low E Surface Location = 2, Yes - Argon, 7/8" IG, Spacer Color = Alum Grey, Glass Thickness = 1/8" Double Strength</p> <p>*** Grilles *** 5/8" Flat Decralite, Diamond, Grid Color = White, 3W8H</p> <p><u>Engineering Info:</u> Profile Thickness: 1.625 Glass Cutback: 1.125</p>				

Frame Radius = 1.5"

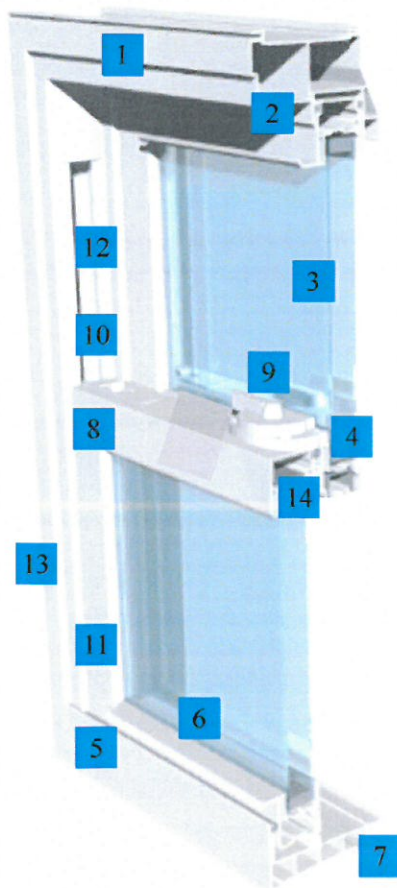




## Features & Attributes



## RESIDENTIAL WINDOWS ACCOUNT FOR UP TO 25% OF A HOME'S ENERGY LOSS



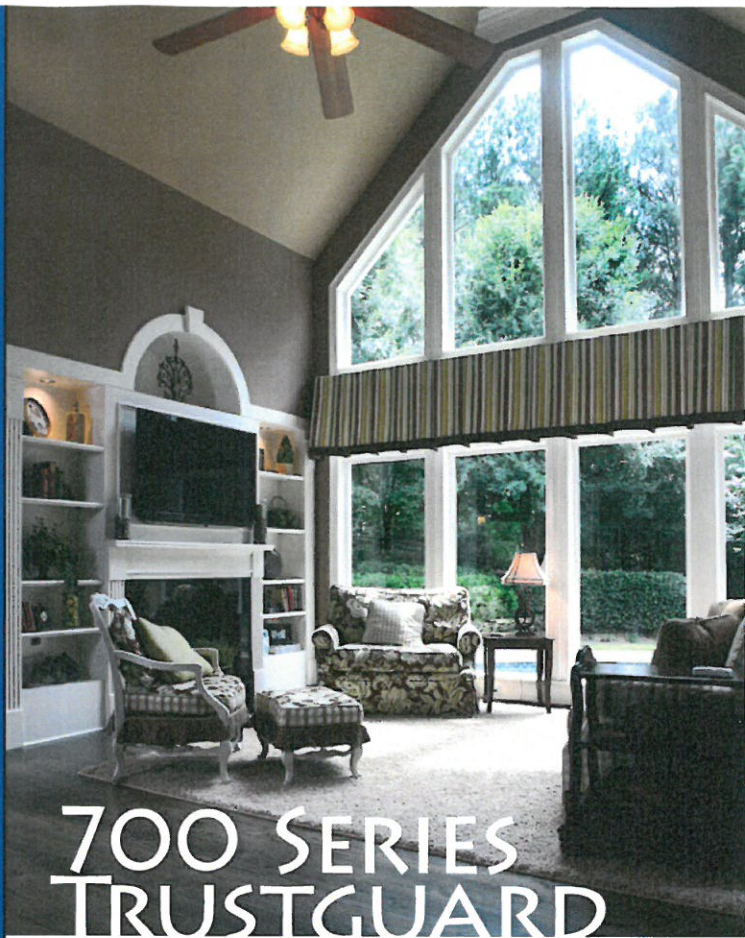
### VINYL WINDOWS ARE BUILT FOR HIGH PERFORMANCE

1. PVC vinyl fusion-welded frames and sashes never chip, peel, crack, or warp. AAMA certified, Frame thickness 3 1/4"
2. Multi-chambered sash and frame create insulating air spaces for thermal efficiency
3. Insulated glass unit featuring Dura Platform Warm Edge Spacer in Dual Pane 3/4" optimal Insulated Glass filled with argon gas\*
4. Interlock at sash meeting rails adds to sense of security
5. Fully extruded lift rails provide strength and stability for opening
6. Drop in glazing for optimal performance and easy replacement
7. Sloped sill forces water to drain to the exterior of window
8. Composite Vent Locks and tilt latches for maximum strength
9. Sash Locks, Alloy cast, duel over 28"
10. Tilt-Take out sashes for easy cleaning
11. Dual weather-stripping on sashes helps keep out dirt, noise and reduce air infiltration
12. BSI Balance System for easy operation, and maximum performance or Four Jaks Constant Force
13. Interior/Ext. Accessory Grooves for maximum flexibility
14. PVC Structural reinforcement available in sash and lift rails for better insulation and added strength

Decorative, exterior bevel on frame for the classic look  
Integral screen track provides clean lines and high performance







## 700 SERIES TRUSTGUARD

### Double Hung Vinyl Replacement Window



## IT HAS NEVER BEEN EASIER TO CHOOSE THE RIGHT WINDOW,

and achieve the goal of staying cool in the summer and warm in the winter while keeping your energy costs low. The excellent thermal properties of the 700 series vinyl windows can help make this a reality. This specially designed insulated window is custom made to fit into your existing opening. So whether you are removing wood or metal you'll have a unit that fits just right and is backed by a lifetime warranty. The 700 series is available in a variety of configurations including DH, SL2, SL3, PW, shapes, low profile deadlights, and can be a double or triple pane.

### DESIGNED TO SAVE ENERGY:

700 series replacement windows have all fusion welded sash and frame components for maximum strength and protection from air infiltration, and water. Tests performed by the NFRC show that vinyl windows have exceptional thermal ratings. The 700 series can exceed Energy Star requirements in both UFactor and SHGC, and with 2 levels of energy efficient glass to choose from you will have superior energy saving year round. Featuring an optimal 3/4" insulated glass unit filled with Argon gas utilizing the Dura Platform warm edge spacer system. Dura Platform is engineered so your windows will be warmer in the winter and cooler in the summer. Dura Platform technology is the most advanced on the market helping ensure your new windows will not have an ig unit seal failure. The 700 series

feature the Cardinal group of LoE glass products. Cardinal provides the ideal balance of solar control, exceptional SHGC ratings and high visible light transmission. Whether you choose LoE-270 which is the perfect glass for fighting the heat or LoE-366 for ultimate performance, your windows will be specially designed for year round comfort and exceptional energy efficiency. To ensure optimal performance and low maintenance all windows feature standard composite tilt latches and vent stops, BSI inverted balance systems or Four Jaks Constant Force, half screen, foam wrap, and composite locks.

### BEAUTY, DURABILITY AND LOW MAINTENANCE:

Vinyl windows are a winning combination of saving money by lowering your utility bills as well as minimizing exterior maintenance. Vinyl is impervious to rot, swelling, rust, corrosion, blistering, flaking, or infestation of termites. Vinyl windows do not require paint or attract mold and fungus, and a nice hard rain is often all it takes to keep them clean. These features inherent to vinyl make a 700 series window an impressive option for any home.

**Window**

**CRAFTERS**

VINYL WINDOW FACTORY

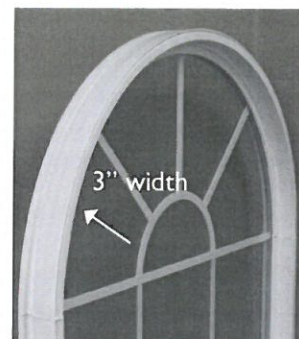




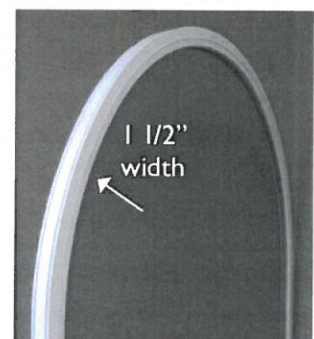
## Designed to save energy:

This sash style window allows you to stay cool in the summer and warm in the winter while keeping your energy costs in line. All Windowcrafters replacement windows have all fusion welded frame components for maximum strength and protection from air infiltration, and water. Tests performed by the NFRC show that vinyl windows have exceptional thermal ratings. These windows exceed Energy Star requirements of .40 in both UFactor and SHGC, and with 2 levels of energy efficient glass to choose from you will have superior energy saving year round. Featuring a 7/8" insulated glass unit filled with Argon gas utilizing the Dura platform warm edge spacer which contains no metal which means your windows will be warmer in the winter and cooler in the summer, making your home more comfortable year round. Dura Platform technology is the most advanced on the market helping ensure your new windows will not have an ig unit seal failure.

All Windowcrafters windows feature the Cardinal group of LoE glass products. Cardinal provides the ideal balance of solar control, exceptional SHGC ratings and high visible light transmission. Weather you choose LoE-270 which is the perfect glass for fighting the heat in our regional climate or LoE-366 for ultimate solar heat reduction your windows will be specially designed for year round comfort and exceptional energy efficiency.



900 Series standard  
Picture window



Low Profile picture  
window







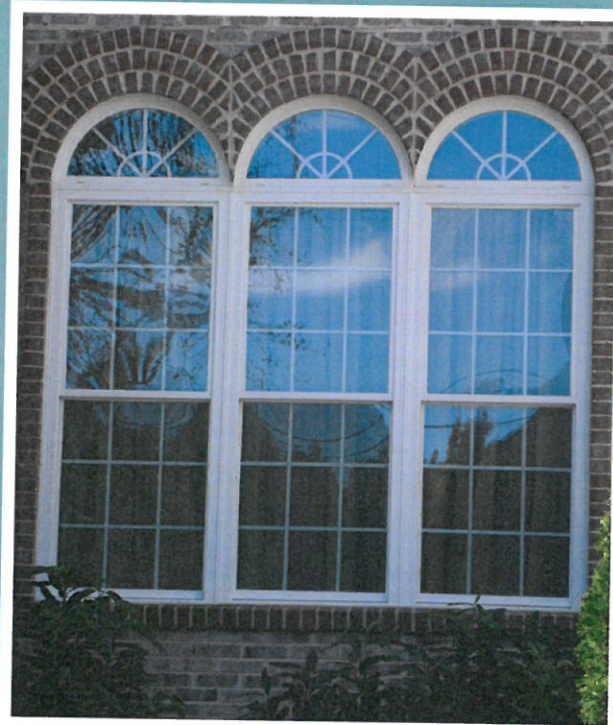
## 400 and 489 SERIES

### *Low Profile Fixed Replacement Window*

**The right window is finally easy to find,** when there is just not enough space for a standard picture window. These low profile replacement windows allows for a perfect fit and will let you achieve the goal of replacing problematic wood sash frame windows. This specially designed insulated vinyl window is custom made to fit precisely into your existing opening, while maintaining the integrity of your home and eliminating the need for jam modification. Vinyl low profile windows help eliminate the rotting, shrinking, and eventual water damage that commonly occurs with wood windows. Unattended window rotting can lead to mold, pests, and potential structural damage to your home. This window offered by Windowcrafters is specially designed to fit into a narrow jam depth commonly found in specialty shapes in foyers, bathrooms and large picture windows. With its 1 1/2" wide low profile frame it is a perfect solution when you don't have space for a standard 3" window frame. The installation method is also similar to wood sash frame and the low profile frame shows maximum glass and minimum frame commonly found in wood while having all the benefits of vinyl windows. So whether you are removing wood or metal you'll have a unit that fits just right. Available in a variety of specialty configurations including half rounds, circles, eyebrows, trapezoids, sidelights and dead lights. A winning combination of functionality and beauty is finally here.

#### **Functional, stylish & low maintenance:**

Vinyl windows are a winning combination of saving money by lowering your utility bills as well as minimizing exterior maintenance costs. Vinyl is impervious to rot, swelling, rust, corrosion, blistering, flaking, or infestation of termites. Vinyl windows do not require paint or attract mold and fungus, and a nice hard rain is often all it takes to keep them clean. These features make vinyl windows an impressive option for any home.



















**From:** Lisa Gosa <lbgosa@gmail.com>  
**Sent:** Friday, September 1, 2023 2:12 PM  
**To:** Kim Witherow; Morris Gosa; Lisa Gosa  
**Subject:** 402 Valley Drive, Application for Certificate of Appropriateness  
**Attachments:** IMG\_6580.jpeg; IMG\_5110.jpeg; 700 Series double hung (1).jpeg; 700 Series double hung.jpeg; 700\_r.jpeg; 489 Series Diamond Grids.pdf; 400 and 489 Series Low Profile Fixed.pdf; 700 Series Flyer.pdf; Application for Certificate of Appropriateness.pdf

Hello Kimberly,

Please find our Application for Certificate of Appropriateness for the Boards' consideration for replacement of our windows and roof. My husband and I have retired to Dalton and are thrilled to live in the Murray Hill Historical District. In fact, my husband lived in Dalton for 7+ years, graduating from Dalton HS in 1971! We plan to make inside and outside renovations at 402 Valley Drive and make it our home for many years. I have included the following information:

1. Our Application for Certificate of Appropriateness for Window and Roof Replacement
2. Brochures for the Window Crafters windows we'd like to use for window replacement
3. Five (5) examples of window installations in the Atlanta Decatur, GA Historical District by Window Crafters.
4. Here is a clean link for Atlas Roofing- [Choose Your Shingles | atlasroofing.com](https://atlasroofing.com)

Let me know if you have any questions.

Lisa and Morris Gosa  
402 Valley Drive  
Dalton, GA 30720  
470-564-4108