



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

**AGENDA**

**Call to Order**

**New Business:**

1. Approval of September 21, 2023 Minutes
2. Derek Bearden & Betty Bearden - 811 E. Willow Park Drive - Docket 21-HPC  
Replace windows and siding

**Miscellaneous Business**

**Announcements:**

3. Next HPC Meeting - December 14, 2023

**Adjournment**



## HISTORIC PRESERVATION COMMISSION MEETING

MINUTES  
SEPTEMBER 21, 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 by Chairman Granillo.

**Attendance:** Commission Members Jeff Granillo, Reed Fincher, John Hutcheson, Liz Caperton, and Joanne Lewis. Also attending were Kimberley Witherow, Andrew Parker, Steve Farrow, Mike Fowler, and Morris and Lisa Gosa.

### **Minutes:**

On motion by Liz Caperton, second by Reed Fincher, the August 10, 2023 minutes were approved.

### **New Business:**

#### **Morris and Lisa Gosa – 402 Valley Drive – Docket 20-HPC:**

Mr. and Mrs. Gosa presented their request to replace the roof with Atlas architectural shingles in Hearthstone Grey. They are requesting to replace the first-floor windows with Windowcrafters 700 series vinyl double hung windows, double pane with grids between the glass. The grid pattern will remain the same. These windows are not original to the home. The sunporch louvered windows will remain the same and not be replaced.

On motion by Liz Caperton, second by John Hutcheson, the request for the replacement roof and first floor windows was approved as presented. All were in favor other than Reed Fincher who voted no.

The second-floor windows will be replacement of 3-diamond grid and 4-six light fixed sash windows with Windowcrafters 400 series sash fixed windows with grids between the glass with no grid pattern change. The rest of the 2<sup>nd</sup> floor windows will be the same as the first floor windowcrafters 700 series double hung windows.

On motion by Joanne Lewis, second by John Hutcheson, the request was approved to replace the 2<sup>nd</sup> floor windows with diamond wood grids with muntins on the outside since they are original. All were in favor other than Reed Fincher who voted no.

**Adjournment:** Meeting adjourned at 9:34 a.m.

**Next HPC Meeting:** Thursday, October 12, 2023.

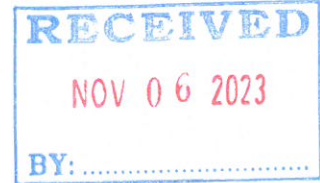
Signed:

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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
- Plans & Drawings to scale, photographs, and other necessary documentation

Date Received \_\_\_\_\_  
 Hearing scheduled \_\_\_\_\_  
 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: 811 E. Willow Park Dr.

Tax Map Identification (Parcel#): 12-258-03-032

Name of Applicant: Derek Bearden & Betty Bearden

Doing Business as (if applicable): \_\_\_\_\_

Address of Applicant: 1910 Ridgefield Way, Dalton GA

Cell: 706-313-0814 Work/Home: n/a Email: dbearden@optilink.us

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

Architect: \_\_\_\_\_

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

Contractor: Luxury Home Contractors

Address: 3335 Ringgold Rd. Suite 102, Chatt TN 37412 Phone: 423-653-4624

**Type of Building**

**Proposed Work**

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Addition to existing structure | <input type="checkbox"/> Alteration to existing structure |
| <input type="checkbox"/> Commercial               | <input type="checkbox"/> Repair                         | <input type="checkbox"/> New Construction                 |
| <input type="checkbox"/> Two Family               | <input type="checkbox"/> Fence/Wall                     | <input type="checkbox"/> Landscaping                      |
| <input type="checkbox"/> Garage                   | <input type="checkbox"/> Parking                        | <input type="checkbox"/> Sign/Advertising                 |
| <input type="checkbox"/> Multi-Family             | <input type="checkbox"/> Demolish/Move                  | <input type="checkbox"/> Other                            |
| <input type="checkbox"/> Office Building          |   |   |

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: Derek Bearden and Betty Bearden

Title or relationship to applicant: same

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

Describe the proposed scope of the project and the work in detail:

1. Maintenance of property by replacing broken unusable windows with new windows of a similar fashion. 2. Replacing faded and deteriorating siding with new siding of similar fashion and a different color.

Describe the condition of the areas that would be improved: current siding is cracking and the windows are unusable

What materials will be used? Specific models and profiles of windows/doors, brand and manufacturer, specific type of roofing or siding, etc. crest water cedar shake vinyl siding on front of house (historically accurate), fairfield vinyl siding, and new rivercp windows.

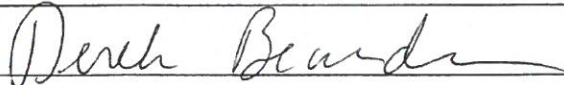
How would the work change the appearance of the building? a different color of siding from faded blue to a sage green.

When would the work begin? immediately

What would be the anticipated completion date? 12/30/2023

Signature or owner (where applicable): \_\_\_\_\_

Name (Print or type): Derek Bearden

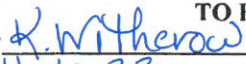
Signature of applicant or agent: 

Name (Print or type): Derek Bearden

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

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**TO BE COMPLETED BY CITY STAFF:**

Received by  Docket No. 21-HPc  
Date 11-16-23 Qualifies for Administrative Review: \_\_\_ Yes  No











