



HISTORIC PRESERVATION COMMISSION MEETING
THURSDAY, APRIL 11, 2024
9:00 AM
DALTON CITY HALL
2ND FLOOR CONFERENCE ROOM

AGENDA

Call to Order

Determination of Quorum

Approval of Agenda

Minutes:

1. Approval of March 14, 2024 Minutes

New Business:

2. Andrew & Joann Johnson - 913 Sunset Circle - Docket 26-HPC
Add Roof over Existing Rear Deck
3. Elizabeth & Tracy Ward - 609 Murray Hill Drive - Docket 27-HPC
Remove Existing Wood Fence and Replace with New Vinyl Picket Fence
4. Barrett Properties - Dalton Depot - 110 Depot Street - Docket 28-HPC
Construction of New Rear Open Deck

Miscellaneous Business:

5. Discussion of HPC Guidelines and Materials

Announcements:

6. Next HPC Meeting - Thursday, May 9, 2024

Adjournment



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 4-11-24
 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: _____

Tax Map Identification (Parcel#): _____

Name of Applicant: Andrew & JOHAN JOHNSON

Doing Business as (if applicable): _____

Address of Applicant: 913 Sunset Circle, Dalton, GA 30720

Cell: 770-861-0386 Work/Home: N/A Email: acjohnson1903@gmail.com

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

Architect: _____

Address: _____ Phone: _____

Contractor: Kris Kinnamon - Live Oak Construction

Address: _____ Phone: 706-934-2715

Type of Building

Proposed Work

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

- Addition to existing structure
- Repair
- Fence/Wall
- Parking
- Demolish/Move

- Alteration to existing structure - Adding roof to existing porch.
- 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: NONE

Who will represent applicant before the Historic Preservation Commission:

Name: _____

Title or relationship to applicant: _____

Address: _____ Phone: _____

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

TO PUT A ROOF OVER EXISTING DECK

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

What materials will be used? Specific models and profiles of windows/doors, brand and manufacturer, specific type of roofing or siding, etc. DOUGLES FIR-WOOD

MATCHING SHINGLE & MATCHING 7-12 PITCH

How would the work change the appearance of the building? ONLY SMALL

AREA ON BACK

When would the work begin? (30 DAYS)

What would be the anticipated completion date? 2-4 WKS

Signature or owner (where applicable): Andrew Johnson

Name (Print or type): ANDREW JOHNSON

Signature of applicant or agent: _____

Name (Print or type): _____

Return completed application with all supporting documentation to: 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. 26-HPC
Date 3-20-24 Qualifies for Administrative Review: Yes No

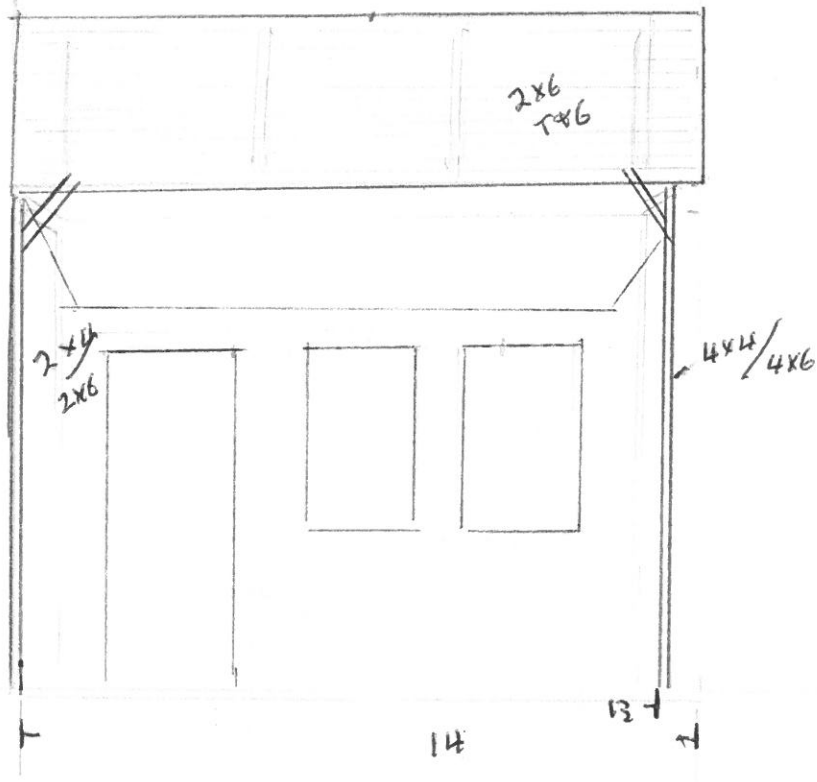


Map

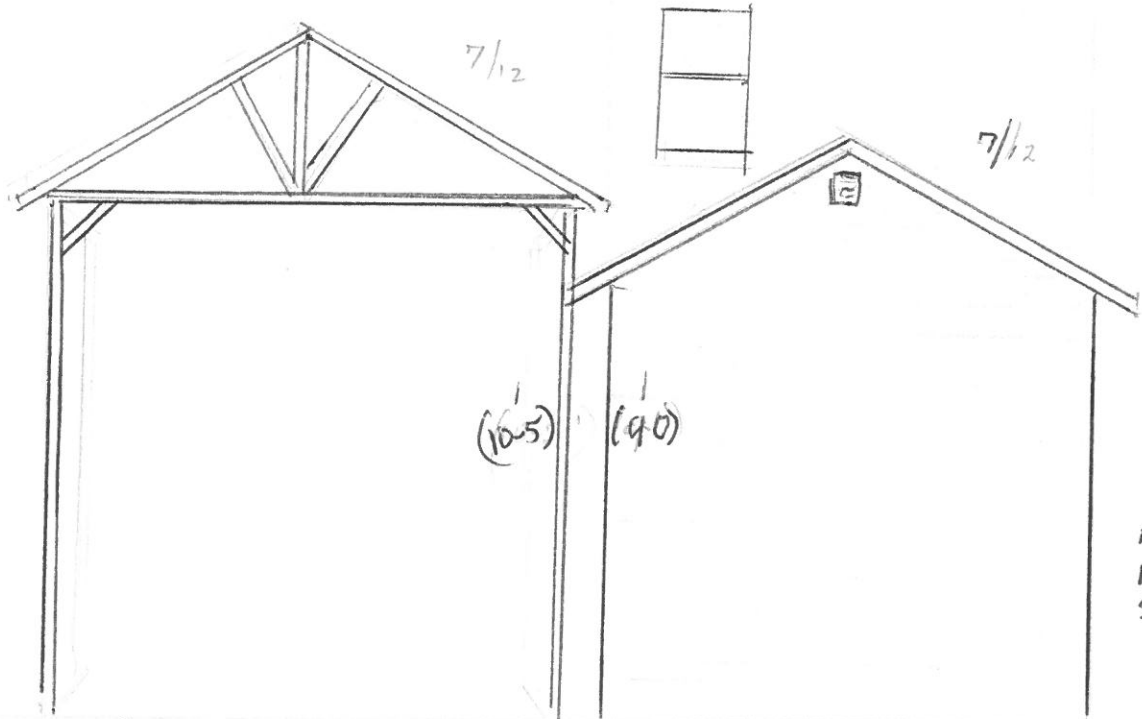




ANDY JOHNSON
 913 SUNSET CIR
 DALTON GA 30720
 770 8610896

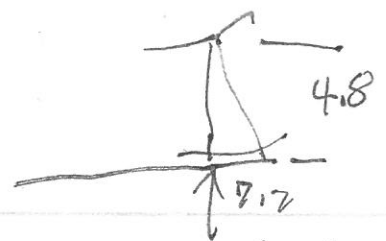
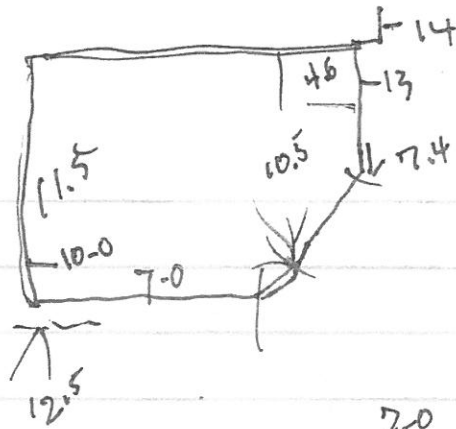


← BACK OF HOUSE →



BACK OF HOUSE
 NOT VISIBLE
 FROM MAIN STREET
 SUNSET CIR

← HOUSE ← DECK
 5-0 X 11-6
 6-3 + 6-3
 X HOUSE
 10-0



ANDY JOHNSON
 913 SUNSET CIR
 DALTON GA 30720
 770-865-0386

7-0 10-0 13 14

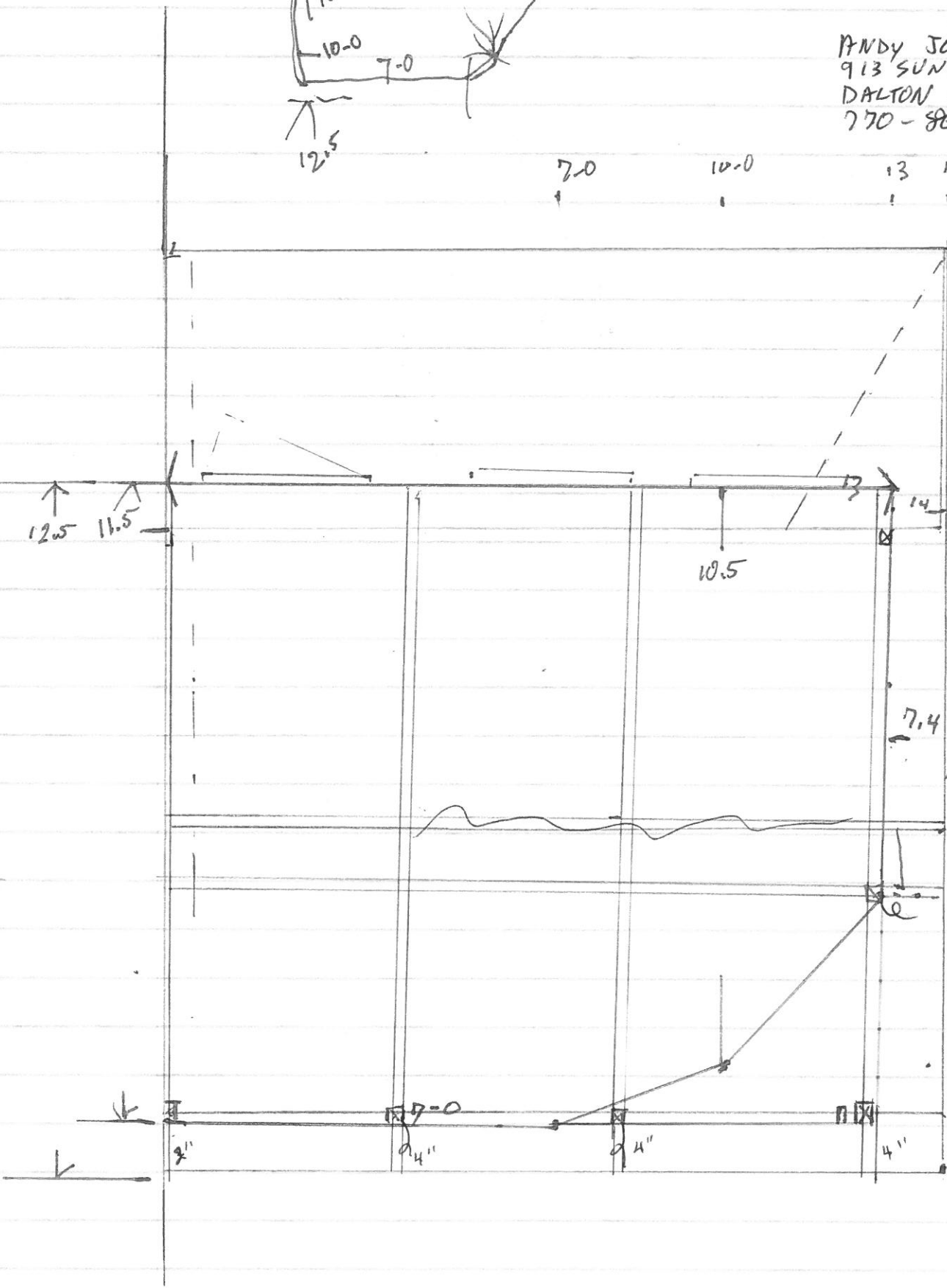
H 11.10

H 7.2

17.75 + (18)

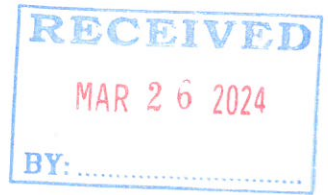
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H (7-0)





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 4-11-24
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: 609 Murray Hill Drive, Dalton, GA 30720

Tax Map Identification (Parcel#): 12-220-03-030

Name of Applicant: Elizabeth L. Ward and J. Tracy Ward

Doing Business as (if applicable): _____

Address of Applicant: 609 Murray Hill Drive, Dalton, GA 30720

Cell: 706-217-5720 Work/Home: 706-278-5211 Email: bward@daltongalaw.com

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

Architect: _____

Address: _____ Phone: _____

Contractor: Superior Fence & Rail

Address: 900 Creekside Road Phone: 423-443-4833
Chattanooga, TN 37406

Type of Building

Proposed Work

Single Family
 Commercial
 Two Family
 Garage
 Multi-Family
 Office Building

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: _____

Who will represent applicant before the Historic Preservation Commission:

Name: Elizabeth L. Ward

Title or relationship to applicant: owner

Address: 609 Murray Hill Drive Phone: 706-217-5720

Describe the proposed scope of the project and the work in detail:
Remove the old fence and replace it with a new vinyl picket fence

tan in color to match trim on the house

Describe the condition of the areas that would be improved: front and side yard

What materials will be used? Specific models and profiles of windows/doors, brand and manufacturer, specific type of roofing or siding, etc. vinyl picket fencing

How would the work change the appearance of the building? _____

Will enhance the appearance of the yard

When would the work begin? Late April or May

What would be the anticipated completion date? Two to Three days

Signature or owner (where applicable): Elizabeth L. Ward

Name (Print or type): Elizabeth L. Ward

Signature of applicant or agent: J. Tracy Ward

Name (Print or type): J. Tracy Ward

Return completed application with all supporting documentation to: 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. 27-4PC
Date 3-26-24 Qualifies for Administrative Review: Yes No

Assessment Notice

2023 Assessment Notice (PDF)

Historical Assessment Notices

2022 Assessment Notice (PDF)

Summary

Parcel Number 12-220-03-030
 Account/Realkey 20494
 Location Address 609 MURRAY HILL DR
 Zip Code 30720
 Legal Description L20 MURRAY HILL
 Class R3-Residential
 (Note: Not to be used on legal documents)
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District City of Dalton (District 01)
 Millage Rate 20.017
 Acres 0.3
 Neighborhood HISTORIC DALTON (HID)
 Homestead Exemption No (S0)
 Landlot/District 220 / 12
 ACC/DES 2 / C
 GMD 82



Map



Owner

WARD ELIZABETH L & J TRACY
 609 MURRAY HILL DRIVE
 DALTON, GA 30720

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Historic Dalton	Lot	0	0	0	0.3	1

Residential Improvement Information

Style Single Family Residence
 Heated Square Feet 2592
 Interior Walls Sheetrock/Drywall
 Exterior Walls Vinyl
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1958
 Roof Type Asphalt Shingle



A name you can trust

Congratulations! With over 10,000 five-star reviews and a stellar 94% satisfaction rating, we are the most highly rated and reviewed fence company in the country.

We are excited to help you build your new fence! Please find your fence package options below, and simply click on the package to select it.

Beth Ward

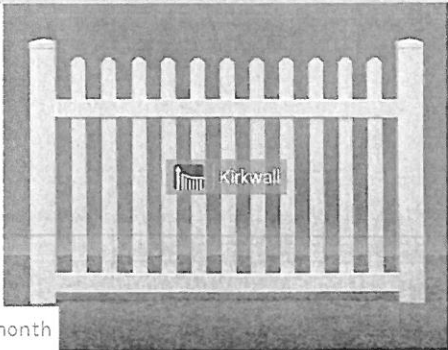
609 Murray Hill Drive
Dalton, GA 30720

PAY FOR YOUR PROJECT WITH:



CLICK HERE TO GET A CREDIT DECISION IN SECONDS

Select Package



\$147 per month

4'H WHITE VINYL PICKET

4'H White Kirkwall

White

Features & Benefits

- SolarShield
- 43% Stronger Picket
- Fabricated In-House
- Made in America

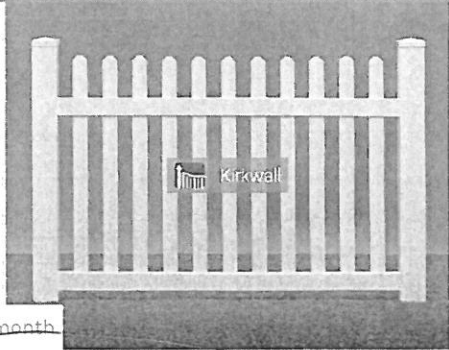
Specifications

- **Post:** 5" Sq.
- **Rail:** 2 x 3-1/2
- **Picket:** 7/8" x 3"

Warranty

- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty

Choose this package ↓



\$172 per month

4'H TAN VINYL PICKETS

4'H Tan Kirkwall

Tan

Features & Benefits

- SolarShield
- 43% Stronger Picket
- Fabricated In-House
- Made in America

Specifications

- **Post:** 5" Sq.
- **Rail:** 2 x 3-1/2
- **Picket:** 7/8" x 3"

Warranty

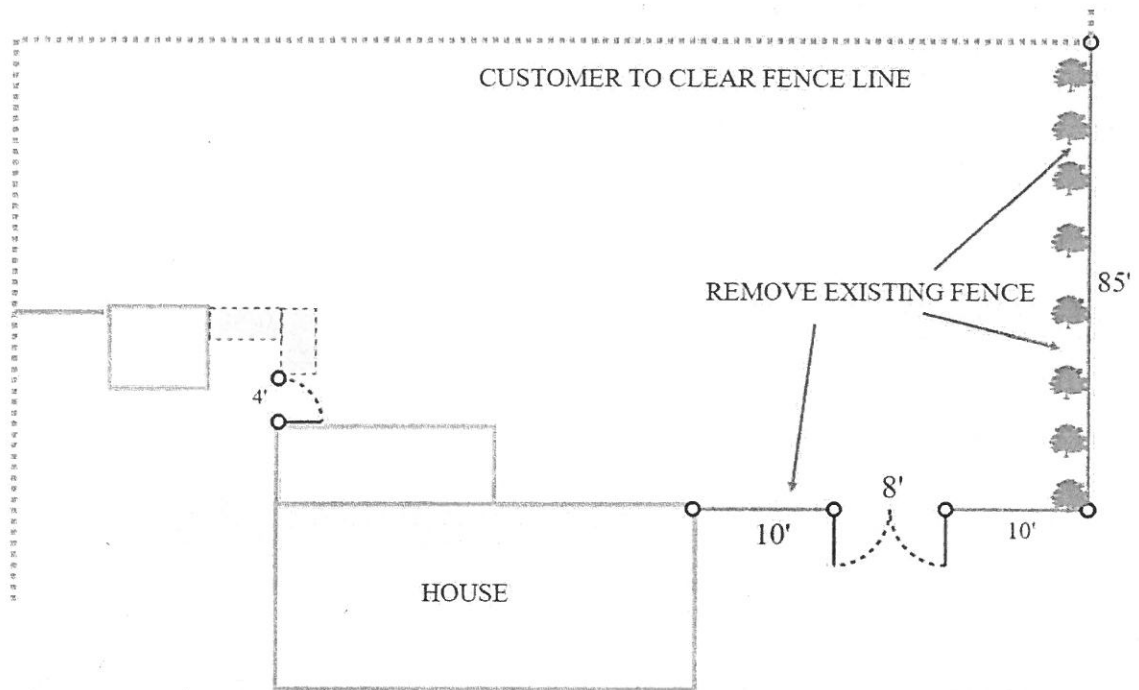
- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty

Choose this package ↓

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

4'H TAN VINYL PICKETS - 105 LF

4'H Tan Kirkwall



FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENTS. FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FOOTAGE USED, AS SET FORTH IN THE TERMS AND CONDITIONS.

Included in the job

(1) 8ft DD Standard Gate, Standard Latch. (1) 4ft SS Standard Gate, Standard Latch

105 Linear Feet - Take Down and Haul Away

Job Notes

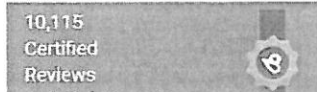
No returns for special order products

"ABOVE AND BEYOND"

This company was a pleasure to deal with from the time we started our project you could tell that customer service was very important to them. This showed in the way they explained the project to making sure that every deadline was met. I would deal with the company again because they showed great integrity in business.

☆☆☆☆

Judith Volger



Today's

Beth Ward

To: kwitherow@daltonga.gov
Subject: Fence for 609 Murray Hill Drive
Attachments: fence.pdf

Tuesday, March 26, 2024

Ms. Witherow,

Attached please find our Application for Certificate of Appropriateness with regard to our home at 609 Murray Hill Drive.

I will also drop off the documents to City Hall.

Thank you for your help in this matter, and please let me know if you need anything further.

Thanks again.

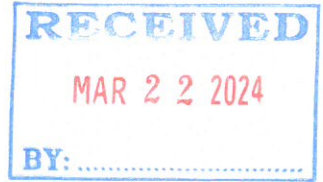
Beth Ward

Elizabeth Ward,
Paralegal
The Ward Firm, LLC
225 W King St
Dalton, GA 30720
Phone: (706) 278-5211 / Fax: (706) 226-5545
bward@daltongalaw.com



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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 4-11-24
 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: 110 Depot Street

Tax Map Identification (Parcel#): 12-219-10-003

Name of Applicant: Bob Caperton

Doing Business as (if applicable): Barrett Properties

Address of Applicant: 1515 Abutment Road; Dalton, GA 30721

Cell: 404-644-1880 Work/Home: 706-279-1380 Email: bob@barrettproperties.com

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

Architect: Alex Hunt / Montgomery & Peoples

Address: 622 S Thornton Ave; Dalton, GA 30720 Phone: 706-264-9763

Contractor: Easton Ridley / Hallmark Painting and Renovations

Address: 1034 Forest Glen drive; Dalton, GA 30720 Phone: 706-483-2543

Type of Building

Proposed Work

- | | | |
|--|---|---|
| <input type="checkbox"/> Single Family | <input type="checkbox"/> Addition to existing structure | <input type="checkbox"/> Alteration to existing structure |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Repair | <input checked="" 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: Alex Hunt

Title or relationship to applicant: Architect

Address: 622 S Thornton Ave; Dalton, GA 30720 Phone: 706-264-9763

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

The removal of the enclosed porch along the back side of the building was approved in a previous meeting.

This application is for the open deck we are proposing to replace it with. Drawings and reference pictures are included with this application for further clarification. This is part of a larger interior remodel.

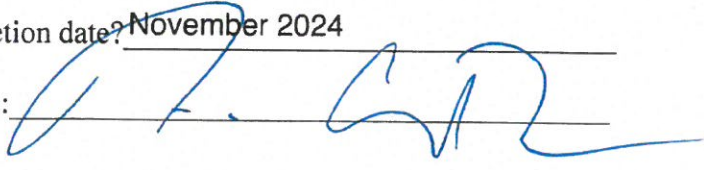
Describe the condition of the areas that would be improved: The structure of the existing back porch is rotten and the siding is falling off.

What materials will be used? Specific models and profiles of windows/doors, brand and manufacturer, specific type of roofing or siding, etc. New brick in the same size and similar color as the existing brick will be used for the structural piers. Standard pressure treated lumber will be used for the decking and for the wood spanning between piers. All wood to be stained the same color as the exterior wood doors. Black metal railing with rod infill by Viewrail will be used for the railing.

How would the work change the appearance of the building? This work is intended to reveal more of the original structure.

When would the work begin? April 2024

What would be the anticipated completion date? November 2024

Signature or owner (where applicable): 

Name (Print or type): Bob Caperton

Signature of applicant or agent: Alexandra Hunt

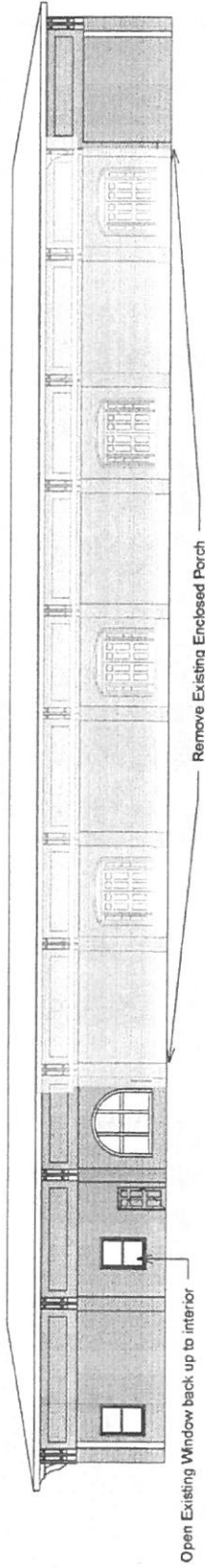
Digitally signed by Alexandra Hunt
Date: 2024.03.21 14:01:33 -04'00'

Name (Print or type): Alex Hunt

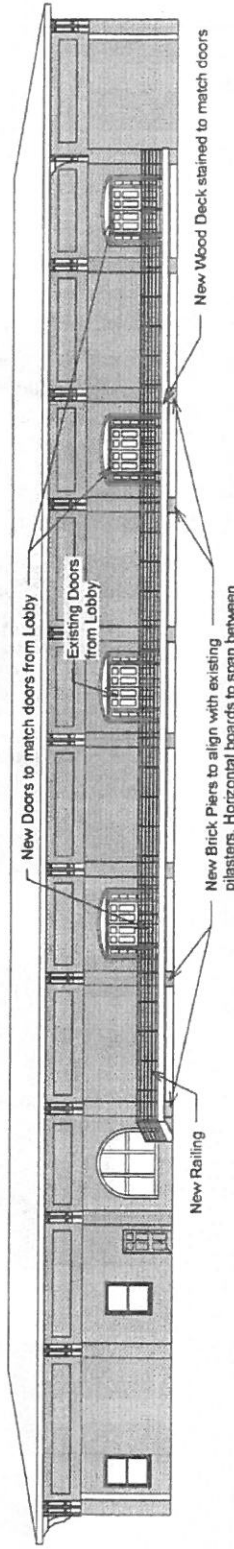
Return completed application with all supporting documentation to: kwitherow@daltonga.gov or City of Dalton, Administration Dept., 300 West Waugh Street, Dalton, GA 30720

TO BE COMPLETED BY CITY STAFF:
Received by K. Withrow Docket No. 28-HPC
Date 3-22-24 Qualifies for Administrative Review: Yes No

**Proposed work to include the removal of the enclosed porch and the construction of an open deck in its place. Extents of new deck to be similar to existing porch.



① East Elevation Existing
1/16" = 1'-0"



② East Elevation Proposed
1/16" = 1'-0"

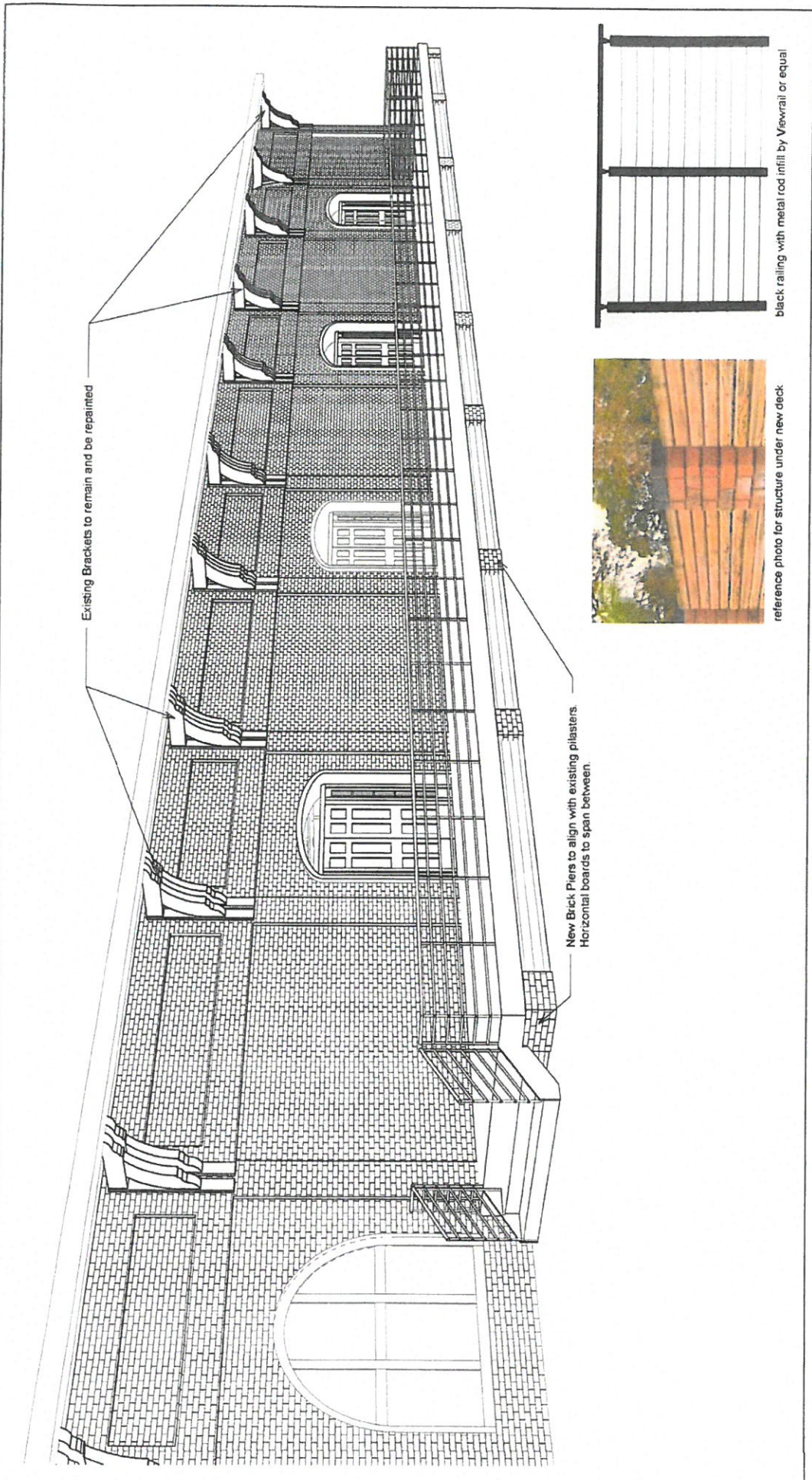


Barrett Properties

110 Depot Street | Dalton, GA 30720

No.	Description	Date

East Elevation - Proposed	
Project number	23-031
Date	2024-03-21
Drawn by	APH
Checked by	
HP 101	
Scale 1/16" = 1'-0"	



Exterior Perspective	
Project number	23-031
Date	2024-03-21
Drawn by	APH
Checked by	
	Scale

No.	Description	Date

Barrett Properties
 110 Depot Street | Dalton, GA 30720

montgomery & peeples
 AN ARCHITECTURE AND INTERIOR DESIGN FIRM



Photo A - Exterior Brick on Southeast corner of building



Photo B - Enclosed porch structure addition



Photo C - Close up of damage on enclosed porch



Photo D - Original Exterior brick inside porch



Photo E - Original Exterior brick inside porch



Photo F - Set of Doors from Lobby to be replicated in matching arched openings

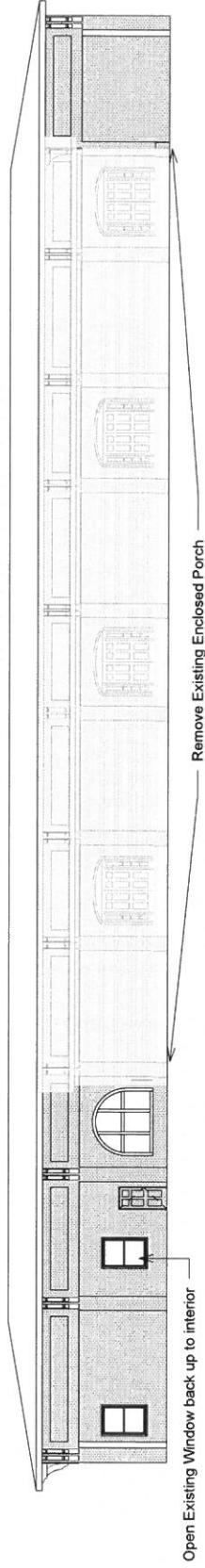
montgomery & peeples
 AN ARCHITECTURE AND INTERIOR DESIGN FIRM

Barrett Properties
 110 Depot Street | Dalton, GA 30720

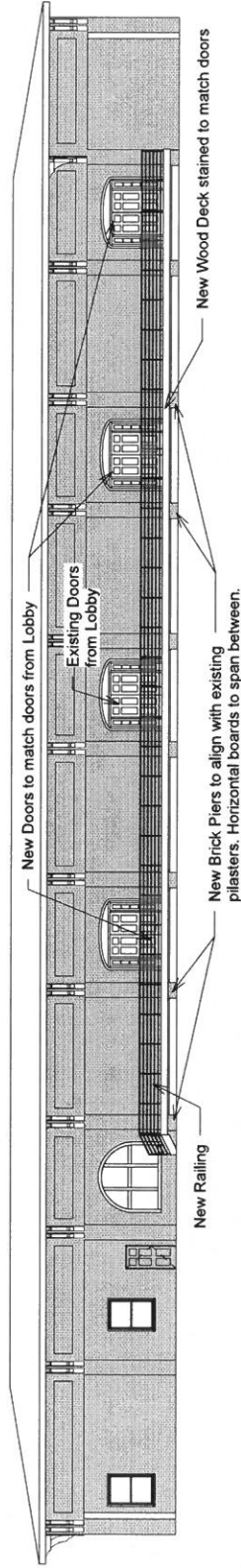
No.	Description	Date

East Elevation - Existing		
Project number	23-031	HP 100
Date	2024-03-21	
Drawn by	APH	
Checked by	-	Scale

**Proposed work to include the removal of the enclosed porch and the construction of an open deck in its place. Extents of new deck to be similar to existing porch.



① East Elevation Existing
1/16" = 1'-0"



② East Elevation Proposed
1/16" = 1'-0"

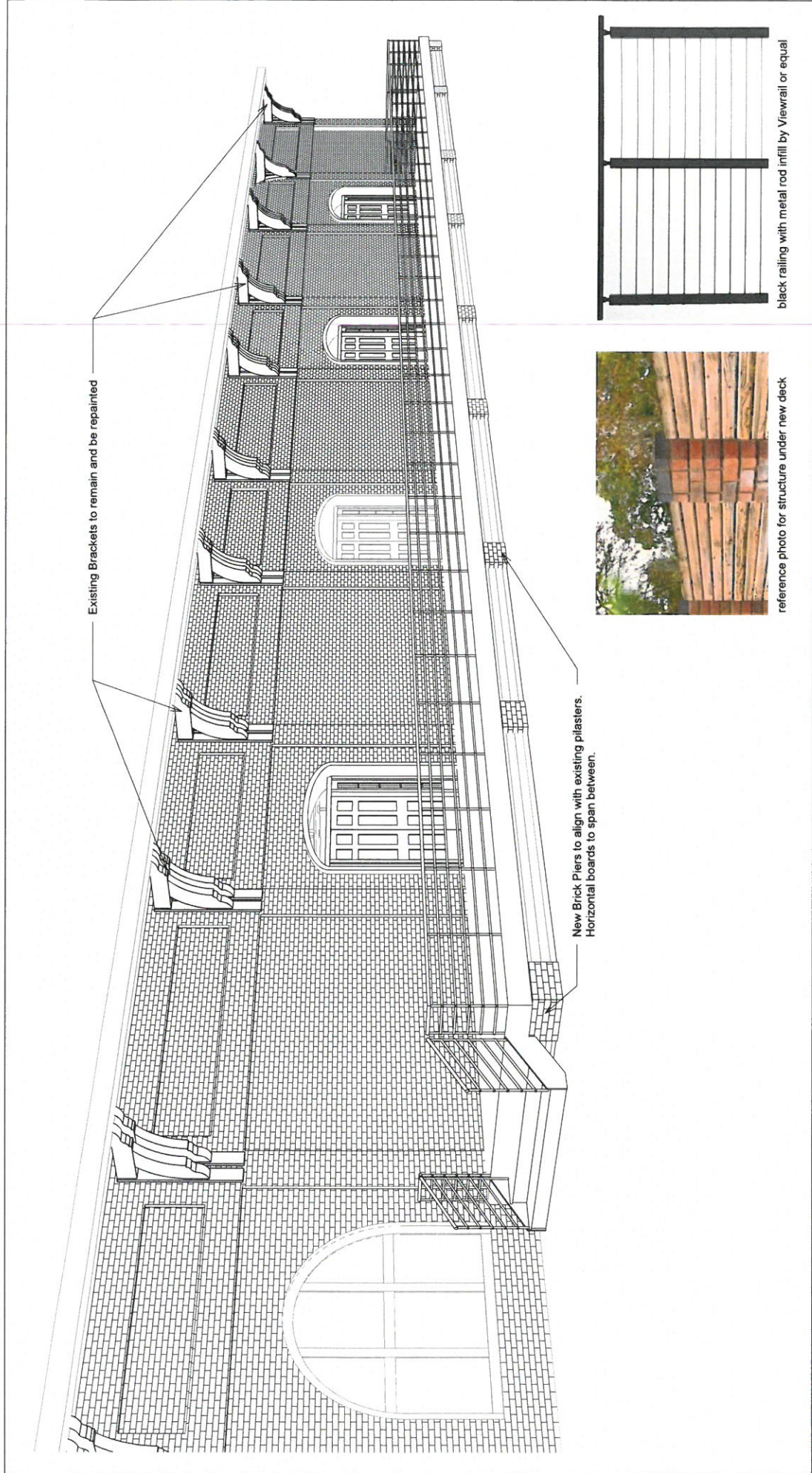
No.	Description	Date

East Elevation - Proposed

Project number	23-031
Date	2024-03-21
Drawn by	APH
Checked by	-

HP 101

Scale 1/16" = 1'-0"



Exterior Perspective	
Project number	23-031
Date	2024-03-21
Drawn by	APH
Checked by	-
Scale	

No.	Description	Date

Barrett Properties
 110 Depot Street | Dalton, GA 30720

montgomery & peeples
 AN ARCHITECTURE AND INTERIOR DESIGN FIRM

Kim Witherow

From: Alexandra Hunt <alex@montgomeryandpeeples.com>
Sent: Friday, March 22, 2024 10:18 AM
To: Kim Witherow
Subject: Depot Deck
Attachments: HPC App Backporch Depot.pdf; 23-031 Dalton Depot-Community Foundation.pdf

Hey Kim,

I have attached an application for the deck to be built on the back side of the Depot. When I was there a few months ago, only the demolition of the enclosed porch was approved. Let me know if you need any additional information from me.

Thank you!

Alex (Peeples) Hunt, AIA
706.264.9763

