



**HISTORIC PRESERVATION COMMISSION MEETING
THURSDAY, AUGUST 14, 2025 - 9:00AM
2ND FLOOR CONFERENCE ROOM
DALTON CITY HALL**

AGENDA

Call to Order

Determination of Quorum

Approval of Agenda

New Business:

1. Bert Watts - 111 N. Hamilton Street - Docket 38-HPC
Trevitt Hall Building Façade Renovation

Miscellaneous Business:

2. Discussion of Crown Mill Historic District
3. Ratification of Officers:
 - Chairman - Cathy Snyder
 - Vice-Chairman - Reed Fincher
 - Secretary - Kimberley Witherow

Announcements:

4. Next HPC Meeting - Thursday, September 11, 2025

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 8-14-25
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: 111 N Hamilton Street

Tax Map Identification (Parcel#): _____

Name of Applicant: Bert Watts

Doing Business as (if applicable): First Investment Brokers

Address of Applicant: PO Box 682 Dalton 30722

Cell: 404-229-4878 Work/Home: NA Email: swatts@wattsagent.com

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

Architect: Alex Hunt with Montgomery & Peebles LLC

Address: 622 S Thornton Ave Phone: 706-264-9763

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

Who will represent applicant before the Historic Preservation Commission:

Name: Alex Hunt

Title or relationship to applicant: Architect

Address: 622 S Thornton Ave

Phone: 706-264-9763

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

This project is for facade improvements on the Trevitt Hall building. It will entail demoing the existing wood paneling at

the pedestrian level and rebuilding it with more detailing, a fresh coat of paint, and additional signage and lighting.

The tile at the entry vestibules will also be demoed and replaced with a more historically accurate pattern. The existing

brick and stone at the second level will not be touched except for cleaning, and the windows and doors will remain.

Describe the condition of the areas that would be improved: There are a lot of areas of rotten

wood, especially at window sills and the base where it touches the concrete. Pictures are attached.

What materials will be used? Specific models and profiles of windows/doors, brand and

manufacturer, specific type of roofing or siding, etc. Painted wood, or fiber cement, siding and trim

pieces will be used to replace the ground level paneling and trim. The exact trim profiles have not been specified.

How would the work change the appearance of the building? It will look like a place you would

want to host an event in. It is currently quite rundown looking and in need of a face lift. This will be good for the community.

When would the work begin? As soon as all authorities have given their approval. Hopefully this Fall.

What would be the anticipated completion date? Not sure

Signature or owner (where applicable): _____

Name (Print or type): Bert Watts

Signature of applicant or agent: Alexandra Hunt

Digitally signed by Alexandra Hunt
Date: 2025.07.25 17:16:46 -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. Witherow Docket No. 38-HPC
Date 7-28-25 Qualifies for Administrative Review: Yes ☒ No ☐

111 N Hamilton St. Dalton, GA 30720



622 S Thornton Ave | Dalton, GA 30720

Trevitt Hall Facade Face Lift

111 N Hamilton St, Dalton, GA 30720

1. ALL WORK PERFORMED PER THESE DRAWINGS MUST CONFORM WITH THE LATEST EDITION OF STATE BUILDING CODE, LOCAL ORDINANCES, AND THE ADA.
2. THESE DRAWINGS SHOW DESIGN INTENT ONLY. MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. REQUESTS FOR CLARIFICATION OF THE DESIGN INTENT SHALL BE MADE IN WRITING TO THE ARCHITECT.
3. THE ARCHITECT/CONSULTANT IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION IN REGARDS TO THE FULL SCOPE OF THE PROJECT AND THEIR RESPECTIVE TRADES DURING BIDDING.
4. ALL NECESSARY PERMITS, INSPECTIONS, AND CERTIFICATES OF APPROVAL SHALL BE PAID FOR BY EITHER THE GENERAL CONTRACTOR OR THE BUILDING OWNER.
5. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLYING WITH THEIR RESPECTIVE CODES. CODE REQUIREMENTS ARE TO SUPERSEDE ANY NOTES OR SPECS ON THESE PLANS.
6. UNLESS FULLY INVOLVED WITH REVISING THE DRAWINGS, MONTGOMERY & PEEPLES LLC IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THIS DESIGN ONCE CONSTRUCTION BEGINS.
7. ALL DIMENSIONS ARE FOR ROUGH FRAMING AND ARE TO BE FIELD VERIFIED.
8. ALL CARPENTRY WORK SHALL BE PERFECTED PLUMB AND TRUE, FOLLOWING BEST PRACTICES OF THE TRADE. TRIM WORK SHALL BE NEATLY CUT AND FITTED.

Sheet Number	Sheet Name	Current Revision	Current Revision Date
D00	Cover Sheet		
A100	Existing Floor Plan & Elevation		
A101	Floor Plan & Elevation		
A102	Elevation - Rendered		
A200	Exterior Perspectives		

NOTICE

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND ARE TO BE ADHERED TO EVEN IF THEY ARE IN VARIANCE WITH THIS PLAN.

NOTE TO CONTRACTOR

ANY DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO MONTGOMERY & PEEPLES, LLC, MONTGOMERY & PEEPLES LLC WILL PROMPTLY CORRECT THE INACCURACY. WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF ANY DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES WITHOUT CONSULTING THE MONTGOMERY & PEEPLES LLC SHALL BE DONE AT THE CONTRACTORS RISK.

Abbreviations

UFF	ABOVE FINISH FLOOR
UNO	UNLESS NOTED OTHERWISE

Project number	25-009
Date Issued	2025-07-25
Drawn by	LRW
Checked by	APH
000	
Scale	



Trevitt Hall Facade Face Lift

111 N Hamilton St, Dalton, GA 30720



② Elevation Existing
1/4" = 1'-0"

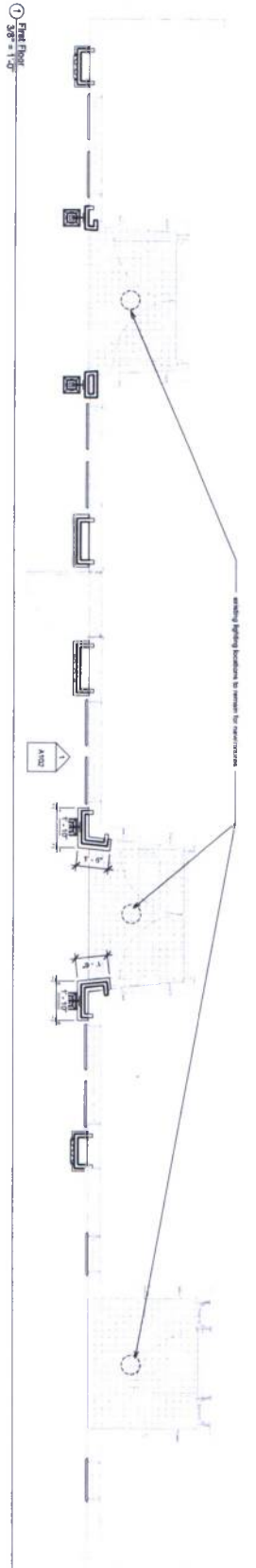
[illegible]

Existing Floor Plan & Elevation

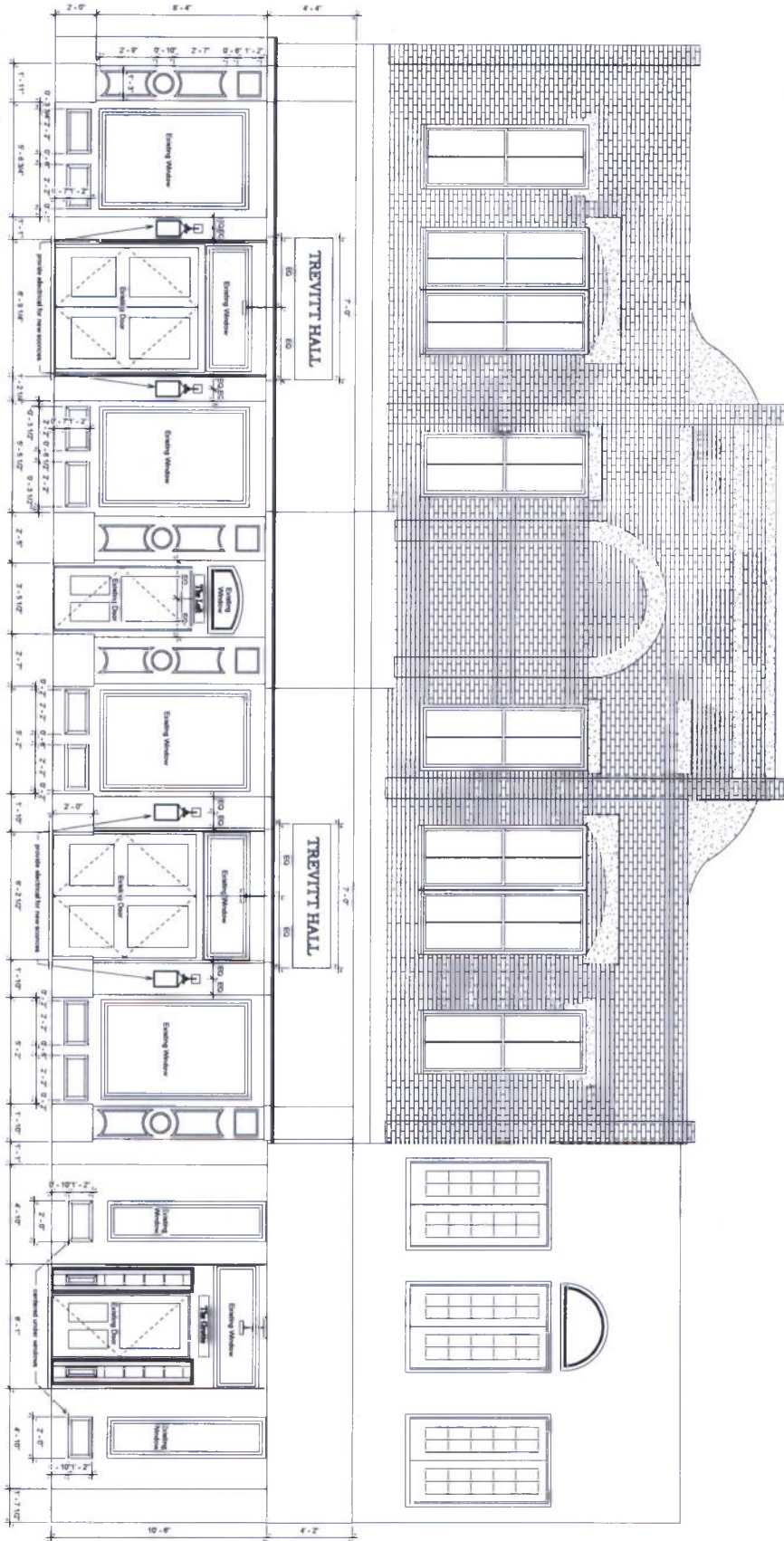
Project number	25-009
Date Issued	2025-07-25
Drawn by	LRW
Checked by	APH

A100

Scale $1/4" = 1'-0"$



1 Floor Plan
3/8" = 1'-0"



2 Elevation
3/8" = 1'-0"

Note: Elevation to be aligned with window above. Consideration to take with measurements.



montgomery
peoples

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Trevitt Hall Facade Face Lift

111 N Hamilton St, Dalton, GA 30720

Floor Plan & Elevation

Project Number: 2020-02-28
Client: LHM
Drawn by: APH

A101

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



Trevitt Hall Facade Face Lift

111 N Hamilton St, Dalton, GA 30720

[illegible]

Elevation - Rendered

Project number	25-009
Date issued	2025-07-25
Drawn by	LRW
Checked by	APH

A102

Scale	$3/8" = 1'-0"$
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17/05/2025 2:54:13 PM



montgomery & neeples

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Trevitt Hall Facade Face Lift

111 N Hamilton St. Dalton, GA 30720

[illegible]

Exterior Perspectives

Project number	25-00
Date issued	2025-07-2
Drawn by	LR
Checked by	AD

A200

Scale







Weddings

Banquets

Meetings

706-277-2400

NO
SOLICITING





Kimberley Witherow

From: Alexandra Hunt <alex@montgomeryandpeeples.com>
Sent: Friday, July 25, 2025 5:22 PM
To: Kimberley Witherow
Subject: Application for Certificate of Appropriateness
Attachments: 25-009 Trevitt Hall 2025-07-25.pdf; new_hpc_coa_application_2025_-_fillable.pdf; IMG_6270[1].jpg; IMG_0581.HEIC; IMG_7004.HEIC; IMG_0594.HEIC; IMG_0580.HEIC

Hi Kim,

Please see attached application for certificate of appropriateness for facade improvements to the Trevitt Hall Building along with our proposed drawings and pictures of existing conditions. Let me know if you have any questions or need anything else before the next meeting.

Thank you,
Alex (Peeples) Hunt, AIA
706.264.9763

montgomery &
peeples
AN ARCHITECTURE AND INTERIOR DESIGN FIRM