



### Application for Certificate of Appropriateness

Pre-Application  
 Preliminary site visit request  
 Application

Date Received \_\_\_\_\_  
Hearing scheduled \_\_\_\_\_

#### DESIGNATED PROPERTY:

Location of Property (include street address if available): \_\_\_\_\_

307 South Ham. Hn St, Dalton, GA 30720

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

Name of Applicant: Barrett Development Strategies, LLC.

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

Address of Applicant: 1515 Abutment Rd, Dalton, GA 30721

Phone: 706-279-1380 Work \_\_\_\_\_ Home \_\_\_\_\_

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

Architect: Artach Design Group, Inc.

Address: 1410 Stewart St, Chattanooga, TN Phone: 423-265-4313

Contractor: TBD

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

#### Type of Building

Single Family  
 Commercial  
 Two Family  
 Garage  
 Multi-Family  
 Office Building

#### Proposed Work

<input type="checkbox"/> Addition to existing structure	<input checked="" type="checkbox"/> Alteration to existing structure
<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> New Construction
<input type="checkbox"/> Fence/Wall	<input checked="" type="checkbox"/> Landscaping
<input type="checkbox"/> Parking	<input checked="" type="checkbox"/> Sign/Advertising
<input type="checkbox"/> Demolish/Move	<input type="checkbox"/> 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: Barry Slaymaker

Title or relationship to applicant: Vice President of General Partner

Address: 1515 Abutment Rd, Dalton GA Phone: 706-279-1380.

**General description of each modification or improvement:**

## Rehabilitation of primary facade: A Heretic to

Secondary facade and addition of windows.

Why is work planned? Adaptive reuse of property

What materials will be used? Various appropriate materials

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

Generally accepted construction means and methods

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

Conversion of property to multi-family requires the addition of various windows and openings.

When is the work to begin? fall 2019

What is the anticipated completion date? Spring 2020

**Signature or owner (where applicable):** 

Name: Berry Slaymister, VP  
Print or type

Signature of applicant or agent:

Name: \_\_\_\_\_

Print or type

Mail completed application with supporting documentation to:

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 R. Withrow

COMPLETED BY CITY STAFF:  
Docket No. 113-HPC

Date 1-28-19

Docket No. 113

Qualifies for Administrative Review:  Yes  No

**GEORGIA DEPARTMENT OF NATURAL RESOURCES (DNR) - HISTORIC PRESERVATION DIVISION (HPD)**  
**PART A – PRELIMINARY CERTIFICATION (CONTINUED)**

Historic name of property (if known): Belk Gallant

Address: 307 South Hamilton St

City: Dalton

County: Whitfield

Zip: 30720-0000

**2. Detailed Project Description:** Use the following spaces to describe the proposed rehabilitation work. In the top portion of each space, note an Architectural/Building Feature and describe its current physical/visual condition. In the bottom portion of the space, describe the planned work and impact (resulting in its final condition) to the feature; if there is no change or impact to a feature, write "No Changes." Photos illustrating associated existing conditions should be listed in the space provided (see application instructions and *Photo-Documentation Guidelines* for additional information about appropriate photo-documentation of your project).

**NOTE: BE AS SPECIFIC AND DETAILED AS POSSIBLE IN ALL WORK DESCRIPTIONS. PLEASE DO NOT LIMIT WORK DESCRIPTIONS TO THE NUMBER OF BOXES PROVIDED BELOW. BOXES DO NOT EXPAND, PLEASE CONTINUE INTO THE NEXT BOX IF NECESSARY.**

**COPY & ATTACH ADDITIONAL PAGES AS NEEDED FOR SCOPE-OF-WORK DESCRIPTIONS**

**Number: 1      Feature: Primary (West) Façade – Second Level Windows Date of Feature: 1941**

**Describe existing feature and its condition:**

Four historic windows remain at the second level of the primary façade. Each of these windows is a true divided, 25 lite window with single pane clear glass and metal framing. The center of each of these windows has two tilt operable sections, with the top tilting out and the lower section tilting in. A fifth window opening on this level had the original window removed at some time in the past.

**Photo Numbers:** 1,2,4,5,6,8,10,11,14

**Drawing Numbers:** A2.1

**Describe work and impact on feature:**

Existing windows will have any missing glazing replaced with similar materials, and degraded metal framing will be repaired. The metal frames will be repainted. At the opening without a window, a new window will be installed that will be inspired by the existing windows. All five windows will have a secondary, "storm" window installed at the interior of the window to achieve noise and energy requirements.

**Number: 2      Feature: Primary (West) Façade – First Level Windows Date of Feature: 1941**

**Describe existing feature and its condition:**

No historic window materials remain at the first level of the primary façade, but structural and historic photograph evidence suggests that the original façade included window openings across the entire elevation, with the exception of columns at each corner and one intermediate location. We also believe that at least some portion of the original window wall was recessed from the main face of the structure. In the northwest corner of the façade, CMU block has been installed for fire rating of a modern interior stairwell.

**Photo Numbers:** 1,2,3,4,5,7

**Drawing Numbers:** A2.1

**Describe work and impact on feature:**

Beginning approximately 10 feet from the northwest corner of the structure, and continuing to the brick column in the southwest corner, we will be installing a new aluminum storefront system. This

storefront system will have an approximately 7 foot section recessed from the main face of the structure. In addition, this storefront system will incorporate the structural column at the near midpoint of the façade, which will be wrapped in aluminum break metal. At the area of CMU infill, we will be installing a new “shadowbox” feature in front of the CMU for a display of the history of the building.

---

**Number: 3    Feature: Primary (West) Façade – Brick      Date of Feature: 1941**

**Describe existing feature and its condition:**

The exterior facing of the primary façade is American bond brick in generally good condition with the exception of four areas: there are two cutouts of approximately 18" square at the northwest corner, second level, two cutouts of the same size on the second level southwest corner, eight total modern metal brackets bolted through the brick at the second level, and the first level brick has a modern mastic adhered to it.

**Photo Numbers:** 1,2,3,4,5,6,7,8,9,10,11,12,14

**Drawing Numbers:** A2.1

**Describe work and impact on feature:**

At areas of missing brick, new brick and mortar, inspired by the original, will be installed. The eight modern metal brackets will remain and be painted, so as to retain the integrity of the brick underneath. At the main level, modern materials, including mastic, will be mechanically removed with care taken to preserve the integrity of the brick.

---

**Number: 4    Feature: Primary (West) Façade – Precast bands      Date of Feature: 1941**

**Describe existing feature and its condition:**

There are two existing original precast bands on the primary façade. At the roof level, the coping band is of a clamshell design with rectangular section below, with the band changing to squared with rectangular section below at the furthest north and south two foot sections. The rectangular protrusion of this band has been damaged/removed at the furthest north and south 10 inches to accommodate the precast panels that had been in place. Between the main and second levels, another precast band is in place with a less decorative design than the roof level. This band has also been damaged/removed at the furthest north and south 10 inches to accommodate the precast panels that had been in place. Additionally, there is some minor weathering/damage to this band at the section below the furthest north second level window.

**Photo Numbers:** 1,2,5,6,8,9,11,13

**Drawing Numbers:** A2.1

**Describe work and impact on feature:**

So long as we are able to determine that these precast bands are structurally stable, we would like to simply apply a clear sealer for protection and leave the visible damage as it is.

---

**Number: 5    Feature: Primary (West) Façade – Sign**

**Date of Feature: 1941**

**Describe existing feature and its condition:**

The original signage is no longer evident in the structure.

**Photo Numbers:** 1,2,14

**Drawing Numbers:** A2.1

**Describe work and impact on feature:**

We would like to install a new sign, using modern materials, inspired by the original building signage.

---

**Number: 6      Feature: Primary (West) Façade – Awning      Date of Feature: 1941**

**Describe existing feature and its condition:**

The original awning is no longer evident in the structure.

**Photo Numbers:** 1,2,4,6,14

**Drawing Numbers:** A2.1

**Describe work and impact on feature:**

We would like to install a new awning, using modern materials, inspired by the original building signage.

---

**Number: 7      Feature: Secondary (North) Façade – Openings Date of Feature: 1941**

**Describe existing feature and its condition:**

The existing secondary (north) façade is a painted, American bond brick wall with one modern door opening at the main level, in the 6<sup>th</sup> structural bay from the primary façade, and one recessed door opening at the 9<sup>th</sup> structural bay from the primary façade. This façade also includes two modern cloth awnings and three modern wooden fence sections. At the time of construction, this façade, as we see duplicated in the south façade, was constructed without windows. During the period of significance for this district, buildings of this nature were typically constructed to allow for additional buildings to adjoin. While this was in fact the case on the south façade at one time, the north façade was never connected to another structure, although a service station with above ground storage tanks was present in what is now parking lot at the time of construction.

**Photo Numbers:** 14,15,16,17,18,19,20,21,22,23

**Drawing Numbers:** A2.1

**Describe work and impact on feature:**

To allow for light and secondary egress requirements, we will be adding 14 punched storefront openings to this façade; seven at each level. On the main level, each punched opening will include a storefront door, three transoms, one sidelite, and a three sided protruded window area. At the second level, each punched opening will include a storefront system of 4 lites, with one operable, and a three sided protruded window area to match the main level. To support these new openings, structural C channels will be through bolted to the inside of the structure and will frame each of the openings. At the recessed opening in the 9<sup>th</sup> structural bay, the existing modern storefront will be

replaced with new modern storefront. The door in the 6<sup>th</sup> structural bay will be relocated to the second structural bay.

---

**Number: 8    Feature: Secondary (North) Façade – Brick    Date of Feature: 1941**

**Describe existing feature and its condition:**

Existing painted American bond brick in good condition.

**Photo Numbers:** 14,15,16,17,18,19,20,21,22,23

**Drawing Numbers:** A2.1

**Describe work and impact on feature:**

We will scrape off any loose of flaking paint and will repaint this façade.

---

**Number: 9    Feature: Secondary (South) Façade - Brick    Date of Feature: 1941**

**Describe existing feature and its condition:**

Existing painted American bond brick in good condition.

**Photo Numbers:**

**Drawing Numbers:** A2.2

**Describe work and impact on feature:**

No work on this façade. This is a party wall and the property line is in the middle of the wall.

---

**Number: 10    Feature: Tertiary (East) Façade – Second Level Windows Date of Feature: 1941**

**Describe existing feature and its condition:**

There are six existing windows at this level on the tertiary façade. Five of the windows are true divided lite, 40 lite windows, with single pane glass and a center operable section of 20 lites that tilt in at the top. Several pieces of glazing are missing or are broken and the steel framing of the window is in poor, but repairable condition. The sixth window is near the southeastern corner and is a true divided lite, 12 lite window. The steel framing on this windows is in poor, but potentially repairable condition, and is missing several pieces of glazing. Operability of the windows on this façade does not allow for secondary means of egress as required by the Authority Having Jurisdiction.

**Photo Numbers:** 27,28,77,78,79,80

**Drawing Numbers:** A2.2

**Describe work and impact on feature:**

The four center existing windows will have any missing glazing replaced with similar materials, and degraded metal framing will be repaired. The metal frames of these windows will be repaired and repainted and these windows will have a secondary, “storm” window installed at the interior of the window to achieve noise and energy requirements. At the northernmost and southernmost windows, the existing windows will be removed per fire marshal and building inspection requirements for a secondary means of egress. At the southernmost window, the opening will have the sill lowered and a new window, meeting egress requirements and made from modern materials,

but inspired by the historic windows will be installed. At the northernmost window, a new window, meeting egress requirements and made from modern materials inspired by the historic window, will be installed.

---

**Number: 11 Feature: Tertiary (East) Façade – Main Level Windows Date of Feature: 1941**

**Describe existing feature and its condition:**

At the main level, no original windows remain, but there is evidence of a modern infill of existing windows.

**Photo Numbers:** 24,25,26

**Drawing Numbers:** A2.2

**Describe work and impact on feature:**

We will reopen the infilled openings and install windows to fit the original opening size. New windows will be of modern materials and will be inspired by the existing window openings above on the second level.

---

**Number: 12 Feature: Tertiary (East) Façade – Brick**

**Date of Feature: 1941**

**Describe existing feature and its condition:**

Existing painted American bond brick in good condition.

**Photo Numbers:** 24,25,26,27,28

**Drawing Numbers:** A2.2

**Describe work and impact on feature:**

We will scrape off any loose or flaking paint and will repaint this façade.

---

**Number: 13 Feature: Basement Level Interior Partitions Date of Feature: Approx. 1980**

**Describe existing feature and its condition:**

All interior partitions in the basement level, including those abutting the exterior walls are of modern construction.

**Photo Numbers:** 29,30,31,32,33,34,35,36,37,38

**Drawing Numbers:** A1.0

**Describe work and impact on feature:**

All modern partitions will be removed and will be replaced with chain link cages for tenant storage. Exterior walls will be scraped cleaned and remain exposed.

---

**Number: 14 Feature: Basement Level Flooring Date of Feature: Approx. 1980**

**Describe existing feature and its condition:**

All flooring at the basement level is of modern construction.

**Photo Numbers:** 29,30,31,32,33,34,37

**Drawing Numbers:** A1.0

**Describe work and impact on feature:**

All modern flooring will be removed and concrete floor will be cleaned and remain exposed.

---

**Number: 15 Feature: Basement Level Ceiling**

**Date of Feature:** Approx. 1980

**Describe existing feature and its condition:**

All ceiling construction at the basement level is of modern construction, including gypsum board finished with a “popcorn” finish and exposed mechanical, electrical, plumbing, and fire sprinkler.

**Photo Numbers:** 32,33,34,35,36

**Drawing Numbers:** A7.0

**Describe work and impact on feature:**

All modern ceiling construction will be removed, cleaned and remain exposed. Any new MEP at the ceiling level will remain exposed.

---

**Number: 16 Feature: Main Level Interior Partitions Date of Feature:** Approx. 1980

**Describe existing feature and its condition:**

All interior partitions, including those abutting exterior walls, are of modern construction. Behind some of the partitions abutting exterior walls, a degraded plaster coat exists on some of the brick. The plaster is in failing conditions and has generally detached from the brick exterior walls.

**Photo Numbers:** 39,41,42,43,44,45,46,47,48,52

**Drawing Numbers:** A1.1

**Describe work and impact on feature:**

All modern partitions, including those abutting the exterior walls, will be removed. New interior partitions will be of modern material and aesthetic and be configured per A1.1. Where present, the failing plaster will be substantially removed from the interior face of the exterior walls. The interior face of the exterior brick walls will remain exposed.

---

**Number: 17 Feature: Main Level Floors Date of Feature:** 1941 and Approx. 1980

**Describe existing feature and its condition:**

The entire floor of the main level of the building has modern flooring installed, including carpet, VCT, and tile. Our investigations have discovered that historic narrow plank hardwood flooring exists in some sections from column line 5.5 to the east (See A1.1). to the west of this column line, the flooring substrate is concrete. All modern flooring appears to have been installed using either full beds of thinset mortar or flooring adhesive, and has potentially damaged the original flooring.

**Photo Numbers:** 39,41,44,45,46,47,48,51,52

**Drawing Numbers:** A1.1

**Describe work and impact on feature:**

We will remove all modern flooring and attempt to clean the glue and thinset mortar from the plank hardwood flooring. Although unlikely, if we are able to remove the adhesives from the plank flooring, we will refinish the floor and leave exposed. If we are not able to successfully substantially remove the adhesive to a point where the wood can be refinished, then we will install modern flooring over the hardwood plank flooring. To the west of column line 5.5, we will install new modern flooring.

---

**Number: 18 Feature: Main Level Ceiling Date of Feature: Approx. 1980**

**Describe existing feature and its condition:**

The main level ceiling is of modern construction, with an acoustical grid system suspended below a gypsum board fire barrier, attached to the floor joists of the second level. Mechanical, electrical, plumbing, and fire suppression are encased between the suspended grid system and the gypsum fire barrier.

**Photo Numbers:** 39,40,42,43,48,49,50

**Drawing Numbers:** A7.1

**Describe work and impact on feature:**

We will remove the modern acoustical ceiling in its entirety. The gypsum board layer that is attached to the floor joists of the second level will be maintained and repaired for fire code. New mechanical, electrical, plumbing, and fire suppression will be exposed under the gypsum fire barrier.

---

**Number: 19 Feature: Second Level Interior Partitions Date of Feature: Approx. 1980**

**Describe existing feature and its condition:**

All interior partitions, including those abutting exterior walls, are of modern construction. In some locations, a degraded plaster coat is visible on some of the interior faces of the exterior brick walls. The plaster is in failing conditions and has generally detached from the brick exterior walls.

**Photo Numbers:** 53,55,56,57,59,60,61,62,63,64,65,66,67,68,70,71,72,74,75,76 **Drawing Numbers:** A1.2

**Describe work and impact on feature:**

All modern partitions, including those abutting the exterior walls, will be removed. New interior partitions will be of modern material and aesthetic and be configured per A1.2. Where present, the failing plaster will be substantially removed from the interior face of the exterior walls. The interior face of the exterior brick walls will remain exposed.

---

**Number: 20 Feature: Second Level Floors**

**Date of Feature: 1941**

**Describe existing feature and its condition:**

Approximately 95 percent of the original narrow plank hardwood flooring is intact and in fair to good condition on the second level. The flooring exists at substantially all areas that are not identified as stairwells on drawing A1.2.

**Photo Numbers:** 53,54,58,59,61,63,65,66,67,74,75

**Drawing Numbers:** A1.2

**Describe work and impact on feature:**

All existing hardwood flooring will be cleaned, sanded, and refinished. In the approximately 5% of the floor area where the historic materials are not present, we will install a modern material that has been inspired by the historic material.

---

**Number: 2      Feature: Second Level Ceiling**

**Date of Feature:** Approx. 1980 and 1941

**Describe existing feature and its condition:**

To the east of column line 6.5, a failing fibrous tile has been installed on lathe attached to the underside of the ceiling joists. It is unknown whether this material is historic or modern in nature, but the system has substantially failed. To the west of column line 6.5(drawing A1.2), a suspended grid acoustic tile system, of modern material, has been installed.

**Photo Numbers:** 52,53,60,68,69,70,71,72,73,74

**Drawing Numbers:** A1.2 and A7.2

**Describe work and impact on feature:**

All modern materials, including suspended grid and the failing fibrous tile system, will be removed from the project. Existing ceiling and roof joists will be cleaned and left exposed in all areas, except stairwells, where the existing suspended grid system will be replaced with similar modern materials.

---

**Photograph Layout on Existing Conditions Plans**  
**307 South Hamilton St**  
**Dalton, GA 30720**

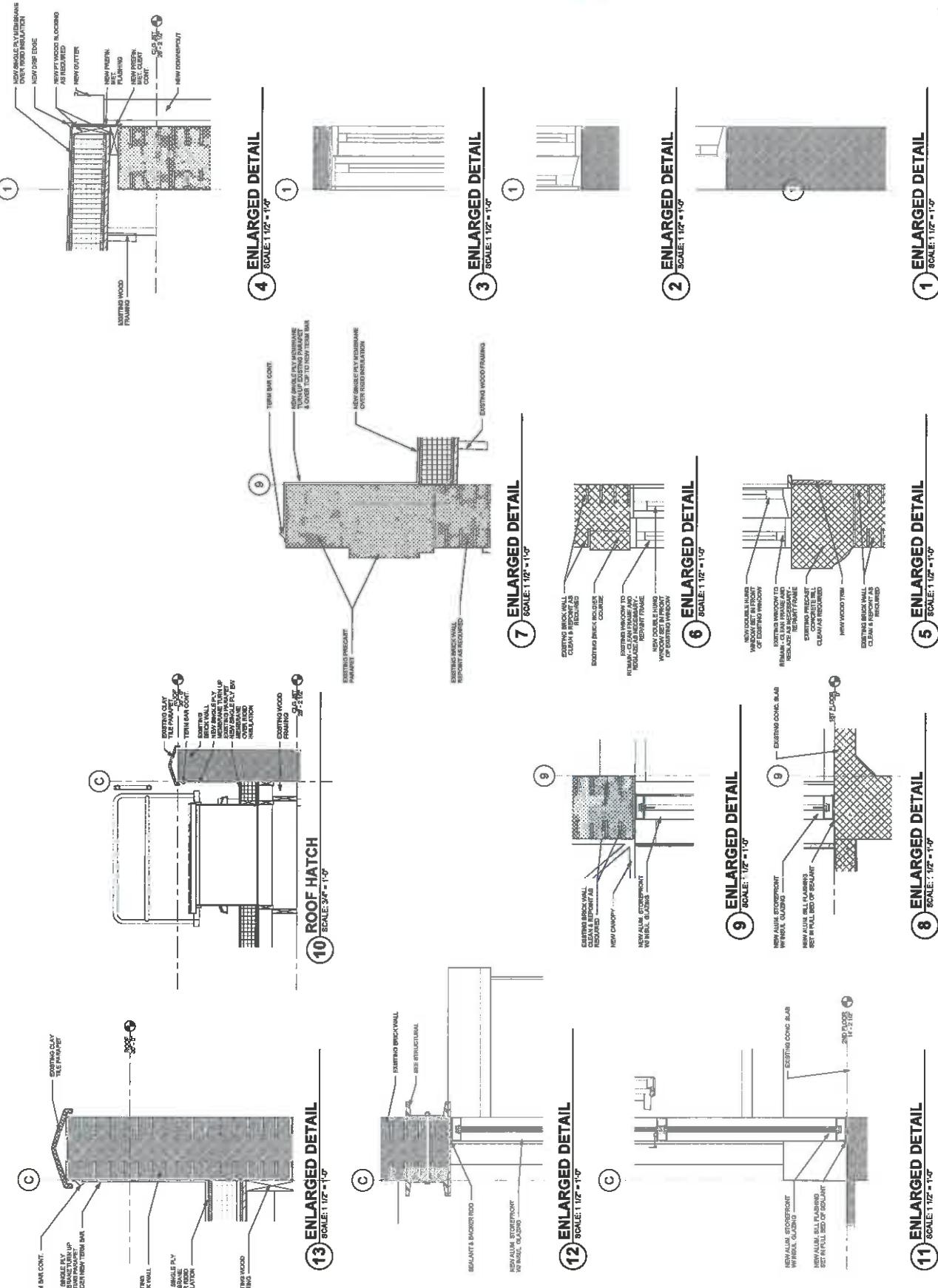








BELK-GALLANT LOFTS



BELK-GALLANT LOFTS

1 BASEMENT  
SCALE 3'11" = 1'-0"

B.A.S. SCALE

**1** BASEMENT SCALE 3'11" = 1'-0"

B.A.S. SCALE

**BELK-GALLANT LOFTS**

HATCH LEGEND 1ST FLOOR

## WALL LEGEND

## HATCH LEGEND 1ST FLOOR

**1** 1ST FLOOR PLAN  
SCALE: 3'16" = 1'-0"

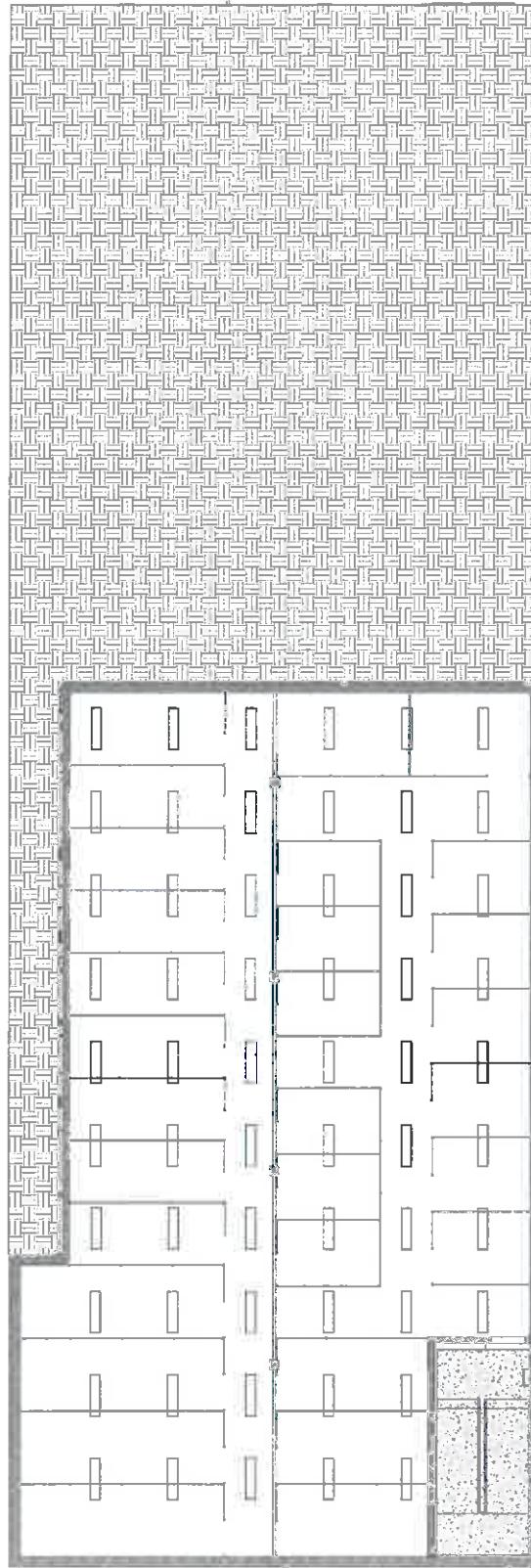


GENERAL RCP NOTES 1ST FLOOR

## **LIGHTING LEGEND**

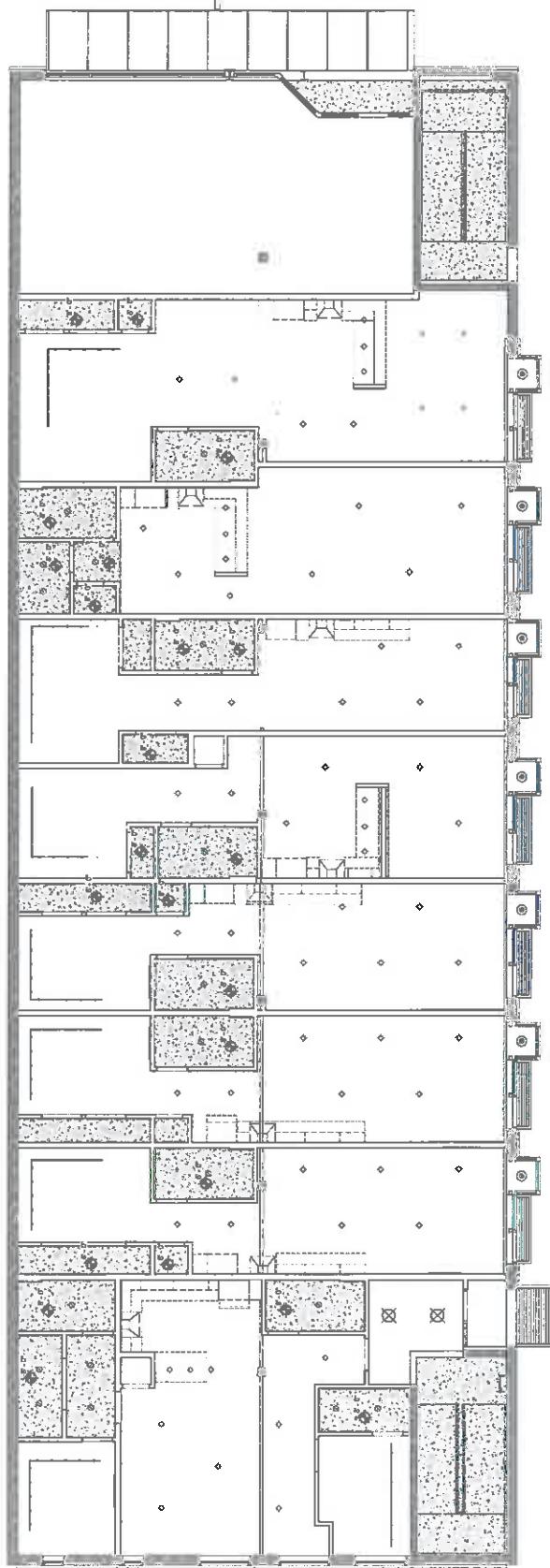
1. WHICH CIVILIAN HATCH IS NOT INDICATED - AREA IS OPEN TO UNDERCRAFT OF  
PIPE RATED ASSEMBLY ABOVE - SEE LINE DRAWING SECTION FOR ASSEMBLY  
CONSTRUCTION TYPE

- SUSPENDED CLOUTER - MOUNT TO D.A.F.
- THICK SWINGING SUSPENSION FROM  
MOUNT TO D.A.F.
- INCREDIBLY CAN LIGHT
- PENDANT GLOBE MOUNT TO D.A.F.
- PENDANT VARIOUS DESIGN PICTURE -  
MOUNT TO D.A.F.



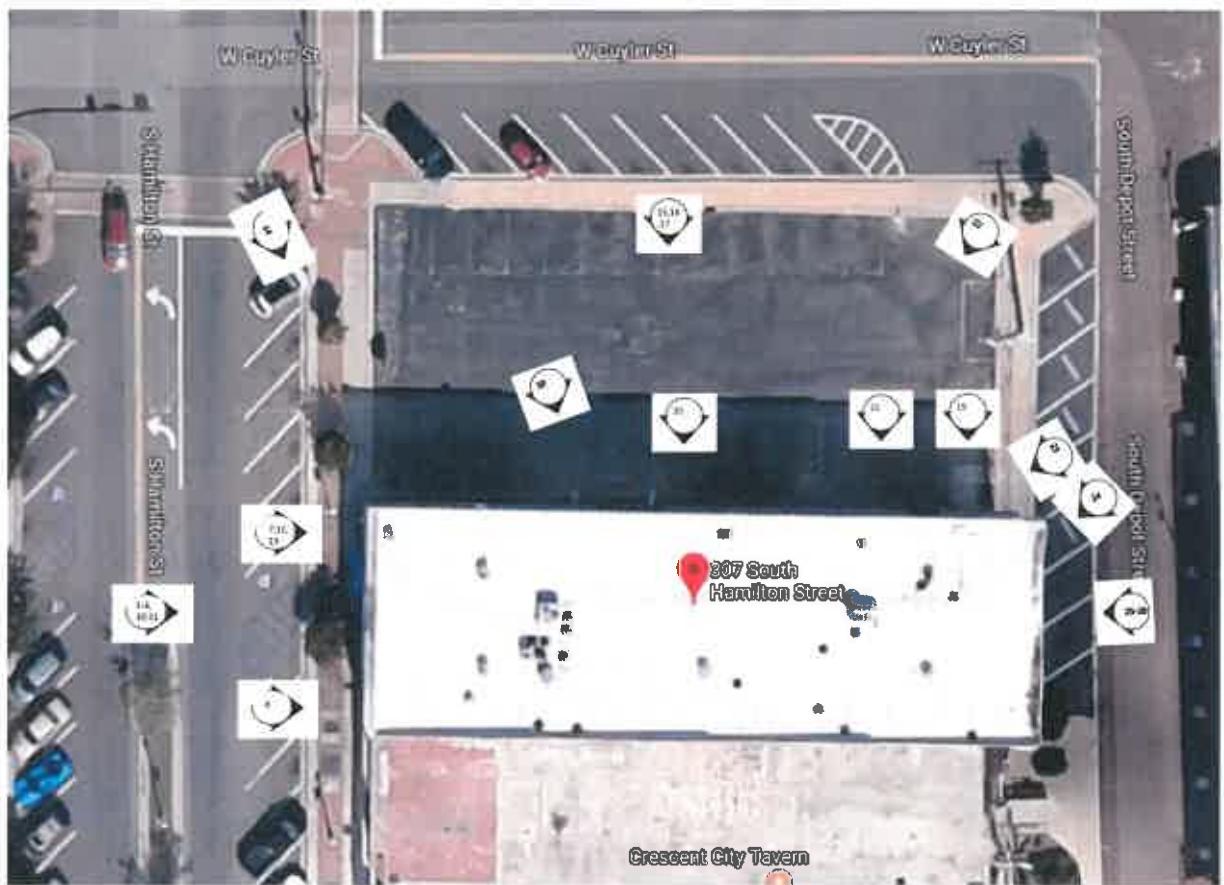
## LIGHTING LEGEND

- **TRAIL LIGHTING - SURGED FROM ANADYMOABLE TO A 100**
- **RECHARGED ON MARCH**
- **PENDANT OVER - HAD TO BE OFF**
  -  **PENDANT OVER - HAD TO BE OFF**
- **CONSTITUTION THIN**
  -  **CONSTITUTION THIN**
- **THE WATER ALGAE - A HOGY GROWTH BURNT BY REACTION FROM ANE INHIBITOR**
  -  **THE WATER ALGAE - A HOGY GROWTH BURNT BY REACTION FROM ANE INHIBITOR**

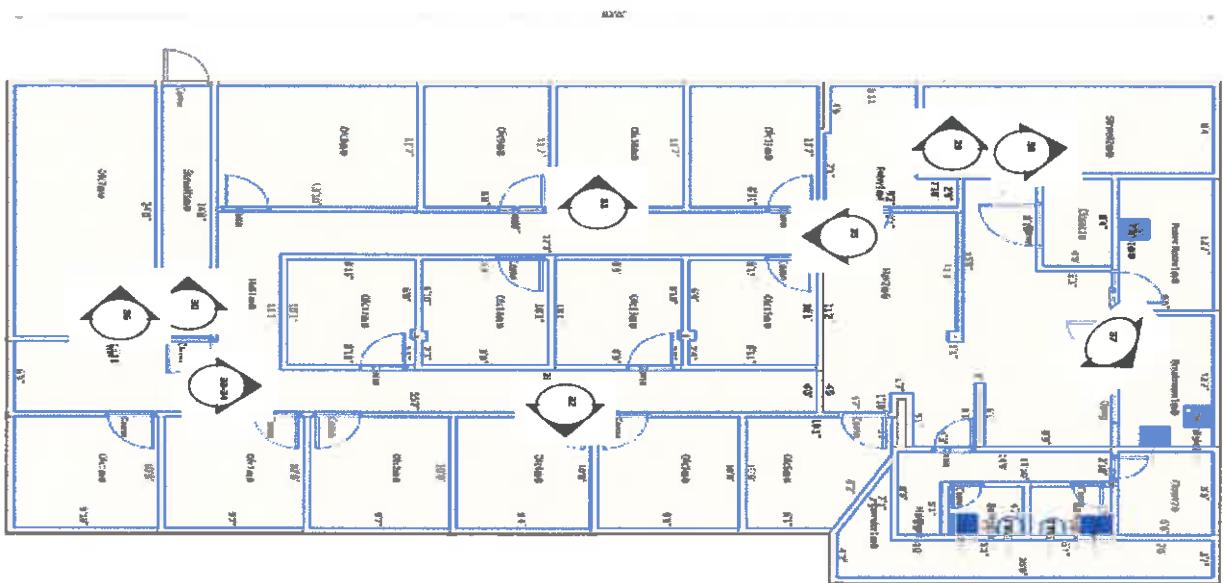


1ST FLOOR REFLECTED CEILING PLAN





307 South Hamilton Street, Dalton, Georgia Basement Level



307 South Hamilton Street, Dalton, Georgia Main Level



307 South Hamilton Street, Dalton, Georgia Second Level

