



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):

405 West Cuyler Street, Dalton, GA 30721

Tax Map Identification:

Name of Applicant: Maria Hurtado

Doing Business as (if applicable):

Address of Applicant: 405 West Cuyler Street

Phone: 404-903-3439 Work Home

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

Architect:

Address: Phone:

Contractor: The Landmark Group

Address: 4371 Roswell Road Ste. 150 Phone: 470-315-1377
Marietta GA 30062

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 Door Replacement

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: The Landmark Group

Title or relationship to applicant: Contractor

Address: 4371 Roswell Road Ste. 150 Phone: 470-315-1377  
Marietta GA 30062

General description of each modification or improvement:

Replace front door with different profile.

Why is work planned? Existing door is beyond repair and no longer available.

What materials will be used? Exterior door, Steel clad, 6-panel solid core, PVC brick mold, double bore.

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

Remove and replace old door.

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

Existing door is true radius top.

New door will be standard dimensional door.

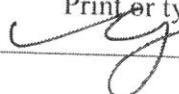
When is the work to begin? as soon as possible / security issue

What is the anticipated completion date? 1 day

Signature or owner (where applicable):

Name: The Landmark Group

Print or type

Signature of applicant or agent: 

Name: Mark Greer

Print or type

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 K. Witherow

Docket No. 85-ARC

Date 11-26-19

Fax Map Identification

Qualifies for Administrative Review:  Yes  No

405 W. Chrysler St.



**Kim Witherow**

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**From:** Mark Greer <info@thelandmarkgp.com>  
**Sent:** Tuesday, November 26, 2019 1:11 PM  
**To:** Kim Witherow  
**Subject:** Re: Application for Certificate of Appropriateness

The door doesn't look to be original. Notice the vinyl siding that covers the brick. Door was originally dimensional door.





Sent from my iPhone

On Nov 26, 2019, at 12:59 PM, Kim Witherow <[KWitherow@daltonga.gov](mailto:KWitherow@daltonga.gov)> wrote:

Hi Mark,

In reviewing your application, unless the existing door is not original and the original door was a standard shaped door, I do not believe the proposed replacement meets the guidelines. If you can provide original photos of the house with a different door, then we may could approve replacement based on the original design.

The application says the existing door is beyond repair and no longer available. I don't know about the condition of the existing door, but I do know that round top entry doors are available. Do you have another proposed door option for consideration?

I have included an excerpt from our residential guidelines regarding doors below. Please let me know if you have any questions.

Thanks,  
Kim

<image003.jpg>

**From:** Mark Greer [<mailto:info@thelandmarkgp.com>]  
**Sent:** Tuesday, November 26, 2019 9:35 AM  
**To:** Kim Witherow  
**Cc:** Mark Greer  
**Subject:** FW: Application for Certificate of Appropriateness

Good morning.

Attached is the Certificate of Appropriateness as requested. Also, the spec for the door replacement in lieu of existing. The existing door is a safety concern. The existing door is not available for replacement. We appreciate your urgent attention to this matter. If we can get approved, we can replace it right away.

*Thank you,*

**The Landmark Group**  
4371 Roswell Road, Suite 150  
Marietta, Ga., 30062  
(O) 470-315-1377  
(C) 404-903-3439  
Email: [info@thelandmarkgp.com](mailto:info@thelandmarkgp.com)  
Visit us at: [www.TheLandmarkgp.com](http://www.TheLandmarkgp.com)

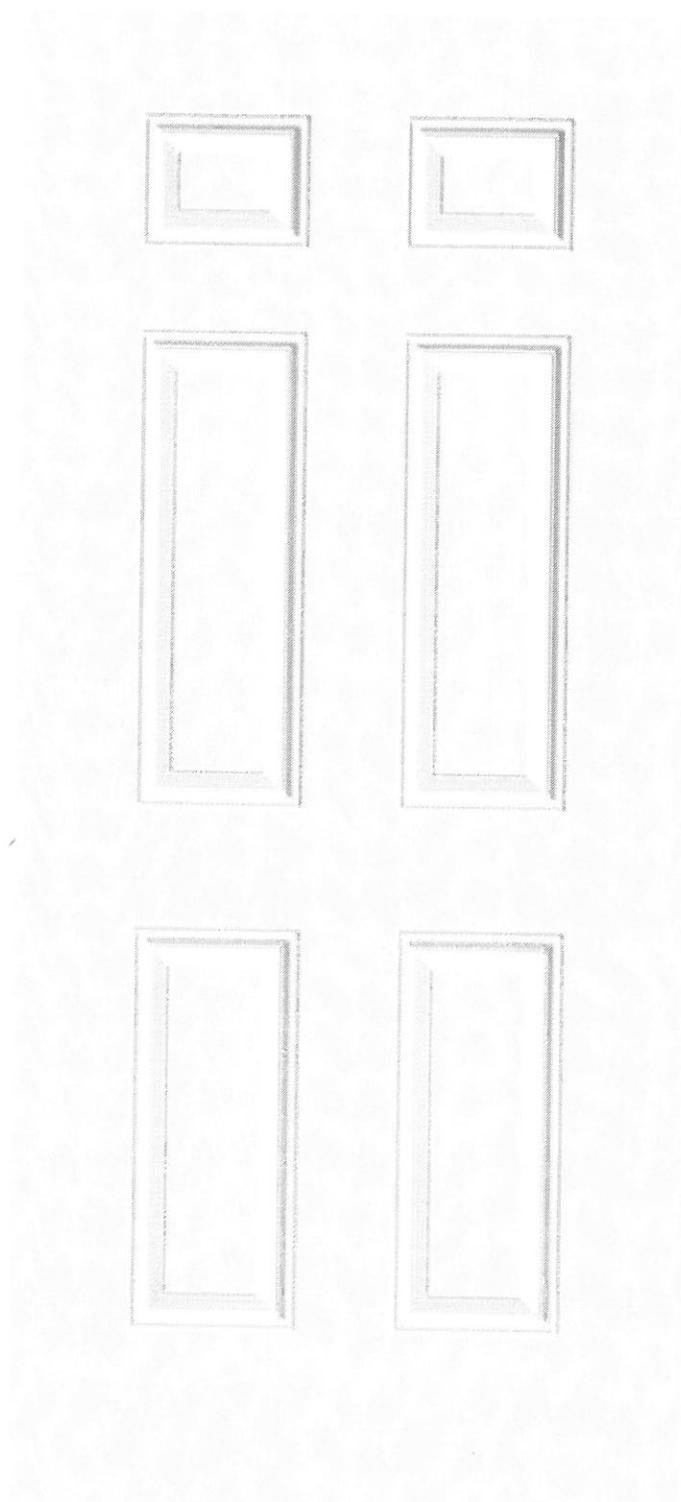
<image004.png>

**From:** Billing Department <[billing@thelandmarkgp.com](mailto:billing@thelandmarkgp.com)>  
**Sent:** Tuesday, November 26, 2019 9:26 AM  
**To:** Mark Greer <[info@thelandmarkgp.com](mailto:info@thelandmarkgp.com)>  
**Subject:** Application for Certificate of Appropriateness

Here you go

<(247270)2 405 W. Cuyler St..JPG>

Proposed door 405 W. Cuyler St.



## Part 1: GENERAL

1.1 **Scope:** Subject to local building codes, this product is intended for use in:

1.1.1 One and two family dwellings.

1.1.2 Low-rise multifamily dwellings, low-rise professional offices, libraries and low-rise motels.

1.1.3 Lighter use industrial buildings and factories, hotels, and retail sales buildings.

1.2 **Product Description:** 1-3/4" side-hinged door systems manufactured by MASONITE or meeting MASONITE specifications.

1.2.1 Door system components include: door panel(s), sidelite panel(s), glass inserts, door frame, hinges, weather seals.

## Part 2: BASIC MATERIALS

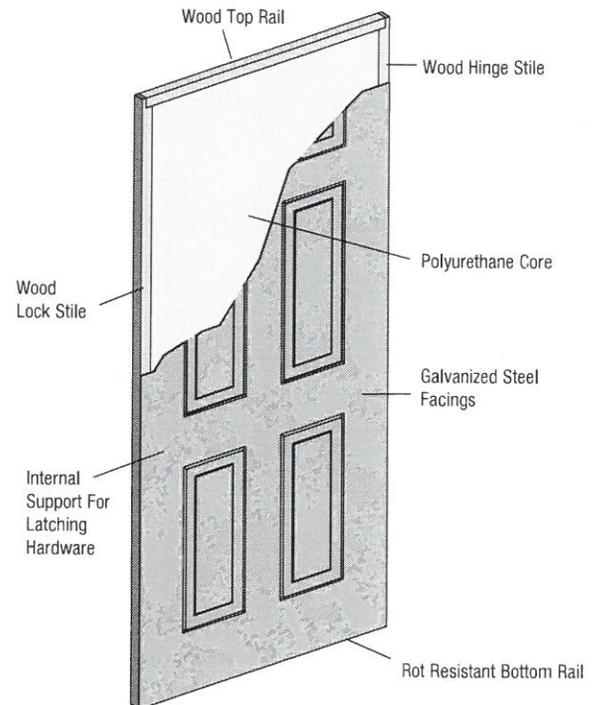
2.1 **Door Panel:** Masonite HD wood-edge steel doors shall be fabricated using 6-piece construction that includes primed white 0.0215" (+/-0.0015) hot dipped galvanized steel facings, coated with multiple protective chemical layers to promote paint adhesion and deter corrosion. Lock and hinge stiles and top rail are finger jointed wood or laminated lumber. Composite bottom rail is moisture and decay resistant. Lock areas reinforced for single and double bore configurations. Door facings are to be interlocked to stiles and rails forming a mechanical bond. Insulated core to be poured-in-place, high performance polyurethane foam (2.0 pcf minimum) forming a secure attachment to all door components.

2.1.1 Bottom rail may be machined to accept weather seal. Mounting surface for latching hardware to be reinforced with solid internal blocking. Hinge preparations are to be placed at MASONITE specifications and are to be machined for standard weight full mortise 4" butt hinges. Latch preparations are to be placed at MASONITE specifications. Face bore(s) for cylindrical lock and deadbolt are to be 2-1/8" diameter at 2-3/4" or 2-3/8" backset and 5-1/2" on center (5-1/2" or 10-1/2" on 8'0" panels).

### 2.2 Sidelite Panel:

2.2.1 Masonite® HD wood-edge steel sidelites shall be fabricated using 6-piece construction that includes primed white 0.0215" (+/-0.0015) hot dipped galvanized steel facings, coated with multiple protective chemical layers to promote paint adhesion and deter corrosion. Door facings are to be interlocked to stiles and rails forming a mechanical bond. Insulated core to be poured-in-place polyurethane or expanded polystyrene foam forming a secure attachment to all door components.

2.3 **Glass Insert:** Specialty™ insulated glass inserts shall be fabricated in 1/2" double pane or 1" triple pane construction. Glass frame may be "lip lite" design in rigid plastic or cellular vinyl.



2.4 **Door Frame:** Wood frames shall be fabricated as a single rabbet jamb design. Hinge jamb(s), strike jamb, head jamb, and mullion(s) shall be machined to accept a kerf applied weather seal. Hinge jamb preparations are to be placed at MASONITE specifications and are to be machined for standard weight full mortise 4" butt hinges. Strike jamb preparations are to be placed at MASONITE specifications and are to be machined for full lip cylindrical strike plate. Inswing or bumper outswing threshold shall be high-dam design. Low profile threshold shall be required for handicap accessible openings. Double door units shall include a t-astagal attached to the "passive" panel with top and bottom flush bolts that securely strike into the head jamb and threshold.

2.5 **Hinges:** (3) standard weight full mortise 4" butt hinges are required on doors 7'0" height or smaller & (4) on doors greater than 7'0".

2.6 **Weather Seal:** Door frame shall be fabricated featuring a vinyl wrapped foam filled compression design that is kerf installed. Corner seals shall be installed to the rabbet section of the door frame at the bottom of the hinge and lock jamb. Door bottom sweep shall be sealed and securely attached to the operable door panel(s).

### Part 3: DELIVERY, STORAGE & HANDLING

**3.1 Delivery:** Reasonable care shall be exercised during shipping and handling in keeping with the decorative nature of product.

**3.2 Storage & Protection:** Store upright in a dry, well ventilated building or shelter at a constant temperature. Do not store in damp areas or freshly plastered buildings. Place units on wood blocks at least 2" high to prevent moisture at threshold and/or possible damage. Do not place in non-vented plastic or canvas shelters.

### Part 4: EXECUTION

**4.1 Examination:** Site verification of substrate conditions, which have been previously completed, are acceptable for the product installation instructions in accordance with manufacturer's specifications. Verify that door frame openings are constructed plumb, true and level before beginning installation process. Select fasteners of adequate type, number and quality to perform the intended functions.

**4.2 Installation:** Remove protective packaging just prior to installation. Installer shall be experienced in performing work required and shall be specialized in the installation of work similar to that required for this project. Comply with manufacturer's product data, including product technical bulletins, product catalog installation instructions and product packaging instructions for installation.

**4.3 Flashing, Insulating & Trimming:** Exterior of installed unit shall be flashed, trimmed & sealed to prevent air infiltration and/or water penetration. Interior of installed unit shall be insulated & trimmed to prevent thermal and/or acoustical transmission.

**4.4 Finishes:** Various types of materials are used in the construction of the door system; each shall be sealed in accordance with manufacturer's specifications to protect against various environmental conditions. Make sure to seal and inspect all 5-surfaces (top, hinge side, lock side, exterior face and interior face) of the active door panel(s). Finishing and/or re-finishing must be completed within 45-days from the time the protective packaging was removed and/or the installation was performed. Conduct periodic inspections of all coated surfaces to insure that door components are not exposed. Inspections should occur at least once a year. Reseal the surface as needed.

### Part 5: BUILDING CODE & REGULATORY COMPLIANCE

**5.1 Fire Resistance:** Unit scheduled for installation in openings requiring compliance with national, state or local fire guidelines shall be clearly noted when product is ordered. Masonite® HD wood-edge steel door panels have been evaluated for use as fire doors in 20-minute locations; available up to 3'0" x 7'0" maximum size for single door opening requirements. Labeling is

available under the Intertek Testing services / Warnock Hersey program. Fire doors require the use of a fire rated frame system and must be installed in accordance with NFPA 80 guidelines. (Please check with manufacturer or distributor for limitations of use).

**5.2 Structural Performance & Impact Rating:** Unit scheduled for installation in openings requiring compliance with national, state or local wind load and/or missile impact resistance shall be clearly noted when product is ordered. Design pressure (DP) ratings are available for a wide selection of door styles and configurations are listed under the National Accreditation & Management Institute (NAMI) program. Masonite® HD wood-edge steel door unit is available up to +70.0 / -70.0 Design Pressure (DP) rating available up to 3'0" x 8'0" maximum size for single door. (See structural performance data for unit specific DP/impact information).

**5.3 Thermal Performance:** Unit scheduled for installation in openings requiring compliance with national, state, or local thermal resistance and/or solar heat gain shall be clearly noted when product is ordered. U-Factor & SHGC ratings in accordance with the International Energy Conservation Code (IECC) and/or the National Fenestration Rating Council (NFRC) are available for a wide selection of door styles. ENERGY STAR compliance / labeling is available for various door styles. Masonite® HD wood-edge steel door unit without glass has 0.13 U-factor/ 0 SHGC. (See thermal performance data for unit specific thermal information).

**5.4 Acoustical Performance:** Unit scheduled for installation in openings requiring a specified noise control rating shall be clearly noted when product is ordered. Masonite® HD wood-edge steel sound transmission classification (STC) rating is 24 for a door without a glass insert. (See acoustical performance data for unit specific information).

**5.5 General Performance:** All door systems are designed to comply with water penetration guidelines in accordance with ASTM E331 and/or Florida Building Code TAS202; air infiltration guidelines in accordance with ASTM E283 and/or Florida Building Code TAS202; forced entry resistance guidelines in accordance with Florida Building Code TAS202.

### Part 6: WARRANTY

**6.1** Manufacturer warrants the panel to be free of manufacturing defects in material and workmanship for 5-years. Please check with manufacturer or distributor for current warranty terms and conditions.



