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# City of Hogansville



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400 E Main St  
Hogansville GA 30230-1196  
706-637-8629 | cityofhogansville.org

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## COUNCIL ACTION FORM

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**MEETING DATE:** August 5, 2019      **SUBMITTED BY:** Lynne Miller

**AGENDA TITLE:** Childress Dental Appeal from Hogansville Historic Preservation Commission Decision

**CLASSIFICATION** (City Attorney must approve all ordinances, resolutions and contracts as to form)

- |  |                                     |   |   |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____)  | <input type="checkbox"/> Contract   | <input type="checkbox"/> Information Only             | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other          |

**BACKGROUND** (Includes description, background, and justification)

The new Childress Dental business at 601 E. Main is located within the City of Hogansville Historic District. At its July 16, 2019 regular meeting, the City's Historic Preservation Commission acted on a Certificate of Appropriateness application submitted by Dr. Meredith Gardner for that new business. The Commission granted the Certificate, subject to several conditions. The applicant is appealing one of those conditions, which is to refrain from painting the historic brick on that building.

**BUDGETING & FINANCIAL IMPACT** (Includes project costs and funding sources)

No impact on City budgets.

**STAFF RECOMMENDATION** (Include possible options for consideration)

Staff recommends that the City Council uphold the Historic Preservation Commission's decision. The Hogansville Design Manual, dated 1992, Section 7.5.2, states that "Original masonry should be retained to the greatest extent possible and the painting of masonry is highly discouraged." That Design Manual is based on *Secretary of Interior Standards for the Treatment of Historic Properties*. See Design Manual excerpt and related preservation brief, attached.

## **Appeal for ability to paint property at 601 E Main St, Hogansville, GA 30230**

Childress Dental Center is appealing for the ability to paint the building at 601 E Main Street. Prior to our business taking ownership of this property, several alterations were made to the original structure over its lifetime. In order to meet code for a medical office, other modifications will be required that will require new masonry work adding another look to the structure. The building needs to be painted in order to have a more appealing and cohesive appearance. Many historical buildings along Main Street in Hogansville have been painted tastefully in the past bringing a fresh, alive, and welcoming appearance. We want to do the same with our building.

Childress Dental Center's reasons for reconsideration for painting the exterior brick:

1. Existing building has 3-4 different types of nonmatching brick from previous additions that have been constructed over the years.
2. Various masonry repairs have been performed over the years and the brick and mortar joints (both style and color) are inconsistent.
3. Original brick patios and stoops were removed in order to install the wrap-around porch that was determined to be structurally unsound during a recent inspection. The porches and roofs were removed, and new stoops will be required to be rebuilt in some areas. This will introduce new brick and mortar that will not be guaranteed to match the existing building.
4. With this building being repurposed as a medical building and commercial structure, handicap entrances, secured access, and clear Emergency Exits were required. These requirements have resulted in a new ramp, wider doors, and removal of doors/windows. This will introduce another brick/masonry patch that will not be guaranteed to match the rest of the structure.

Childress Dental Center loves being in the City of Hogansville and being a part of the community. We want to continue the growth, prosperity, and beautification efforts currently going on in Hogansville. We feel that providing a fresh exterior on a beautiful historic building in Hogansville will help us contribute to these efforts. Please reconsider and allow Childress Dental Center to paint the exterior of our business.



**City of Hogansville**  
**Historic Preservation Commission**  
**Regular Meeting – July 16, 2019 – 6:30 pm**  
**City Hall – 400 E. Main Street**  
**Meeting Summary**

<b>Chairperson:</b>	<i>Maralyn Hazelgrove</i>	<i>2020</i>
<b>Board Member:</b>	<i>Wanda Lowe</i>	<i>2021</i>
<b>Board Member:</b>	<i>Sheri Metternick-Jones</i>	<i>2020</i>
<b>Board Member:</b>	<i>Carol Smith</i>	<i>2021</i>
<b>Board Member:</b>	<i>Roseanna Prado</i>	<i>2021</i>

1) CALL TO ORDER

Chair Maralyn Hazelgrove called the meeting to order at 6:30 pm.

Board Members Present:      Chair Maralyn Hazelgrove  
   Sheri Metternick-Jones  
   Roseanna Prado

Also Present:                      Lynne Miller, Planning & Development Director  
   Applicant Meredith Gardner and Tori Todd, 601 East Main Street  
   Applicant Terry Searles and Huell Stephens, 500 East Main Street

2) APPROVAL OF AGENDA

Upon motion by Board Member Roseanna Prado, seconded by Board Member Sheri Metternick-Jones, the Commission approved the agenda as presented, with one addition: Add "Royal Theater Grant Applications" to the agenda.

3) APPROVAL OF MINUTES

Upon motion by Sheri Metternick-Jones, seconded by Board Member Roseanna Prado, and with unanimous affirmative vote, minutes of the Historic Preservation Commission meeting held June 18, 2019 were unanimously approved as presented.

NEW BUSINESS

4) First Baptist Church, 500 E. Main Street, Tax Map No. 0244W006003, Certificate of Appropriateness Request for pre-fab storage building behind of BBQ pit.

Upon motion by Board Member Roseanna Prado, seconded by Board Member Sheri Metternick-Jones, the Commission unanimously approved the proposed storage building at its proposed location directly behind (north of) the existing BBQ pit, with the following two conditions:

- a) That the storage building be painted white; and
- b) That the storage building sides be screened from view by vegetative plantings.

OLD BUSINESS

5) Meredith Gardner, 601 E. Main Street, Tax Map No. 0213B005001, Certificate of Appropriateness Request to existing building and surrounds, revised plans (two options.)

Upon motion by Sheri Metternick-Jones, seconded by Board Member Roseanna Prado, and with unanimous affirmative vote, the Commission approved the two alternative plans by Wright Gardner Architect, presented on July 16, 2019, showing the front façade with either a double door or large window, for the following work:

- a) Demolish existing front and side porches and carport structure;
- b) Relocate entry to west side of structure, with accessible ramp;
- c) Construct parking at the west side and rear of the structure, with no parking to be located in the front of the building, and
- d) No painting of exterior brick that wasn't painted before.

6) Royal Theater Grant Applications:

Upon motion by Board Member Roseanna Prado, seconded by Board Member Sheri Metternick-Jones, the Commission unanimously endorsed two pending grant applications for the Royal Theater rehabilitation:

- a) Fox Theatre Institute grant application due August 15, 2019, and
- b) Callaway Foundation Institute grant application due September 1, 2019.

Adjourn

Chair Maralyn Hazelgrove adjourned the meeting at 7:30 pm.

Respectfully submitted,

Lynne S. Miller  
Planning and Development Director

# The Hogansville Design Manual

Hogansville, Georgia

Prepared By  
The Jaeger Company  
Gainesville, Georgia

The Hogansville Historic Preservation Commission  
City of Hogansville, Georgia

1992

Historic cover photograph provided by the Troup County Archives, LaGrange, Georgia

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*This house exhibits four properly-maintained brick chimneys that contribute to the building's architectural character.*

#### 7.4 Gutters and Downspouts

Gutters and downspouts must be in good condition to prevent dangerous moisture problems. They should be examined periodically, repaired when deteriorated and replaced if necessary. Gutters and downspouts are often quite visible and should be properly positioned so as not to detract from the appearance of a house. Downspouts should be placed at corner locations whenever possible.



*The gutters and downspouts on this house are barely noticeable; they are well-positioned and unobtrusive.*

#### 7.5 Exterior Materials

**7.5.1 Wood Siding** — All efforts should be made to repair rather than replace existing wood siding. If deterioration is severe and some replacement is necessary, it might be possible to move some of the best material to the front facade and apply new siding to other facades. New wood siding should be chosen to match the original in all respects.

**7.5.2 Masonry** — **Original masonry should be retained to the greatest extent possible and the painting of masonry is highly discouraged.** Repointing of mortar joints should only be undertaken when necessary and the replacement mortar should match the original material in composition, color, texture, method of application and joint profile. Electric saws and hammers should not be used to removed deteriorated mortar as they can seriously damage adjacent brick.

**7.5.3 Stucco** — Although rare in Hogansville, stucco is a very distinctive material and should be retained if it is an original material. Stucco is fairly durable, but periodic examinations should be made to check on its condition. Hairline cracking of stucco is normal, but wide cracks could be evidence of moisture problems. Any repair work that is done should utilize a stucco mixture identical to the original to avoid the risk of separation.

**7.5.4 Artificial Siding** — The use of artificial siding, such as aluminum and vinyl, will generally be approved by the Historic Preservation Commission only if (a) the material chosen closely resembles the visual characteristics of the original siding, and (b) architectural detailing is not removed or obscured. Artificial siding should therefore match the dimensions of the original siding and maintain features such as corner boards, brackets and window trim. The use of artificial siding with imitation wood grain is discouraged, as it generally does not result in an accurate appearance.




## NAVIGATION ☰

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## Preservation by Prevention: Paint and Historic Brick

Published [December 16, 2009](#) in [Preservation by Prevention](#)

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Paint flakes and fails when trapped water cannot escape naturally from historically-unpainted brick.

Paint flakes and fails when trapped water cannot escape naturally from historically-unpainted brick.

Winter has arrived! Though this season brings opportunities to celebrate and make merry indoors, it also brings sleet, snow, and ice outdoors. For an owner of a historic brick house, this freeze-thaw cycle can be a cause for concern – particularly if the house's exterior is painted when it should not have been.

Modern waterproof sealants, coatings, and paints significantly decrease the brick's natural breathability. Water saturation and decreased breathability trap water in the material, and as the water freezes in the material it expands causing stress cracks and eventually spalling, and ultimately, failure. In unpainted or appropriately-painted brick houses, the porous brick absorbs water from sleet, snow, and ice, and with the material's proper, natural breathability, the water evaporates, leaving the brick intact despite years of

exposure to this cycle.

Some brick houses were supposed to be painted. That said, not all historic brick houses that are currently painted were meant to be painted, let alone covered in some of the waterproof coatings available today. So then, how does one determine which houses were supposed to be painted and which ones were not?

Generally speaking, in the United States, historic brick houses that needed paint were built prior to the 1870s, when the use of strong, machine-made brick became a more widespread practice. Bricks in the U.S. were first made by hand, with clay, sand, and water pressed into molds, then dried and fired. Eventually, brickmaking technology advanced from hand-power to animal-power to water-power to steam-power, and eventually, to the uniform machine-made. The mineral content of the clay and sand determined the color, while application of glazes affected the bricks' finish.

Houses made from the weaker, softer, and more porous handmade brick of the early periods often required the use of a protective coating for an added layer to combat natural elements, such as the sleet, snow, and ice in the winter months.

By the mid-nineteenth century, advances in brickmaking offered stronger brick options that did not require paint for protection. They featured harder "dress" faces that served as both the construction material and the decoration, never meant to be painted.



Glazes were used more widely and creatively, forming decorative patterns in the walls. A prevalent example of glazes in brick patterns is with the Flemish-bond. Though the bond type itself dates back to the Colonial period in the U.S., its use with specially glazed bricks became a popular ornamental device in the late-nineteenth century.

Brick houses that were meant to be painted also do not usually feature the non-glazed decorative patterning that many late-nineteenth and twentieth century brick homes have, such as corbelling (stepped pattern below a projected element) and dogtoothing (bricks laid at an angle, so they project diagonally, resembling teeth). If a historic brick house features these types of brick detail, they were most likely not meant to be painted in the first place.

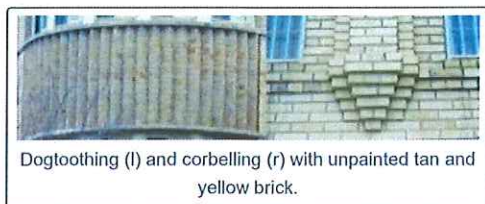
**The Secretary of the Interior's Standards for Rehabilitation expressly do not recommend the painting of historically unpainted brick.**

Historically unpainted brick was not coated because the materials had sufficient strength without paint and had decorative applications. Because of the damaging effects of water saturation and freeze-thaw cycles, painting historically unpainted brick can eventually destroy the brick. Additionally it requires long-term maintenance, a huge expense best avoided.



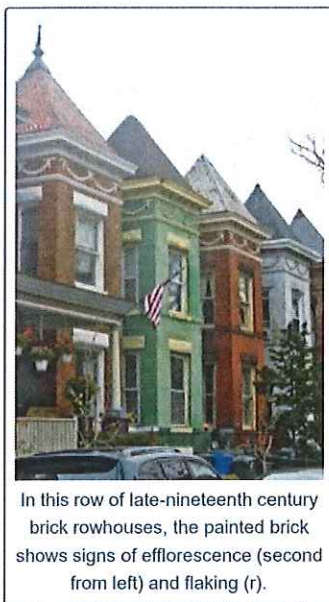
For a brick house that should not have been painted, there are a few methods of removal for returning the brick to its historically appropriate state:

- Let the paint deteriorate naturally. The paint will flake and chip because of the water trying to escape, so make sure you remove paint chips from the ground below. The house may appear unattractive for a period of time, but eventually, the brick will reappear with renewed breathability.
- Very gently scrape the chipping paint by hand. If the paint does not come off with gentle hand-scraping, do not increase pressure or speed – you want to avoid chipping or removing any of the bricks' hard outer surface.
- Sometimes, gel or paste paint removers are appropriate. As with any paint removal method, the guidance of a technical preservation specialist and spot testing are necessary.



If you have a painted brick house that would have been painted historically (i.e., one with weak bricks built before mid-nineteenth century and devoid of brick decorative detail), do not remove the paint. Appropriately-painted historic brick houses require the paint for protection, and there are options for responsible maintenance. While it is usually recommended to paint the painted brick with the same kind of paint it already has, even if it is modern, it is best to avoid fully waterproof coatings. The brick needs protection, but it also needs to breathe.

Historically painted brick would have been painted with wholly natural paints, such as lime-based whitewash and milk paint. Historical-recipe, natural paints are breathable and environmentally safe. If the appropriately-painted brick house is already painted with historical paints or if the house is unpainted but should be painted, then historical paints are the most responsible option.



Though sometimes charming and lovely, paint on historic brick houses is only appropriate when the house required paint for exterior wall protection in its initial, non-machine-made brick construction. Painting historically unpainted brick – particularly with the modern waterproof paints – involves intensive long-term maintenance and the destruction of historical materials. With historically unpainted brick, let the decorative brick details and fancy glaze be the charm and the beauty – and leave the modern waterproof paint on the shelf.

### FOR MORE INFORMATION:

Butler, Mary. "Eco Paints and Plasters a Good Fit for Older Homes," Old House Web.

Crews, Ed. "Making, Baking, and Laying Bricks," Colonial Williamsburg Journal.

Kibbel III, William. "Brick Houses," Old House Web.

"Milk Paint," Old House Journal.

Milk Paint

Virginia Lime Works Lime Wash

Weaver, Martin. *Conserving Buildings*. New York: John Wiley & Sons, Inc., 1997.

Young, Robert E. *Historic Preservation Technology*. Hoboken, NJ: John Wiley & Sons, Inc., 2008.

### Historic Brick, Paint

< Reduce, Reuse, Rehab: New Insulation Options for a Greener Historic Home

Architectural Ambler: Brattle Street >

### BLOG PUBLICATIONS

- Architectural Ambler (17)
- Columns (10)
- Miscellaneous (2)
- Preservation by Prevention (19)
- Reduce, Reuse, Rehab (16)